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## THE NEW PLANNED COMMUNITIES OF ANNANDALE ARCHITECTURAL GUIDELINES

Annandale is designed to be unique communities of single family homes, villas and patio homes. The Architectural Review Committee has the responsibility of approving individual building plans. The committee does not seek to restrict individual creativity or preferences, but rather to maintain total continuity throughout the community. As the community matures, the aesthetic relationships will become increasingly important aspects requiring resolution through the design process. Prior to the commencement of any construction activity of any type on any residential lot, plans for approval must be submitted to the Architectural Review Committee. Details/Documents to be included for approval that are requested by the committee are listed on the following pages as well as specific restrictions and or requirements. Approval by the committee must be received prior to the start of grading or construction.

The Annandale Review Committee accepts no responsibility or liability for approval of plans. It is the Owner and/or his/her builder's responsibility to verify the correctness of said plans and to insure that they conform to these requirements and guidelines.

The following items are required to be submitted for approval to the Architectural Review Committee:

### PLOT PLAN:

1. Drawn to scale including all proposed structures, sidewalks, improvements, utility and drainage easements, setbacks, existing trees over 6" in diameter.
2. North arrow and scale (1" = 10' or 1" = 20').
3. Owner's name, present address and telephone number.
4. Architect's/Designer's name or Owner's representative's present address and telephone number.

### ARCHITECTURAL PLANS:

1. Showing overall dimensions and area of structure - 1/4" scale.
2. Building elevations (front, rear, 2 sides) at 1/4" scale with overall height dimensions.
3. Description of all exterior materials, roof materials and colors. Samples should be provided.

## DESIGN CONSIDERATIONS

### Landscape:

Landscape plans should be submitted to Architectural Review Committee prior to installation of landscaping, and must be in place prior to the final building inspection.

Each individual residence must install the following:

1. Front Yard: A minimum of 2 shade trees (preferably a hardwood species such as oak) min. 2" cal. 10-12' height. (In circumstances of existing hardwoods this maybe waived.)
2. Front Yard: 3 gal. plants for medium to large shrub types (Medium size being defined as

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- a plant whose eventual height will be at least 36")
3. Front yards must receive solid sod. No sprigging or "checker board" sodding will be accepted. The committee may postpone or approve a substitute in rare or unusual occasions. Any deviation from any of the above guidelines must obtain approval from the Architectural Review Committee.

### Drainage:

Water runoff for each individual building site must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities. No structure or improvements can alter the natural drainage of the site to the degree that it negatively impacts the surrounding homesites. Drainage shall be handled by builder, owner, and respective county inspector.



### Siting:

Care must be taken to locate each structure, whenever possible, so as not to infringe upon view corridors, adjacent structures and natural amenities of the area.

### Golf Course Lots:

Any lot adjoining a golf course, before any construction and/or grading can begin, must have a silt fence installed, to prevent any siltation or drainage from construction site on to golf course. No construction workers or materials will be allowed on any part of the Golf Course. Builders should pay close attention so as to not allow trash or debris to be placed or blown on to the Golf Course.

### Building Setbacks:

	Single Family	Patio Homes
Front setback	30'	15'
Side setback	5'	7.5' / 0'
Rear setback	20'	10'
Corner side street	20'	

### House sizes (sq. ft.)

Annandale Estates: 2400 sq.ft. off golf course, 2800 sq. ft. on lake/golf course.

Eastpointe: 2400 sq.ft. on golf course, 2200 sq.ft. on interior lots.

Eastpointe Villas: 1800 sq. ft.

Whisper Lake Estates: 2400 sq.ft. on golf course, 2200 sq.ft. on interior lots.

Whisper Lake Villas: 1800 sq. ft.

Woodland Hills: 2000 sq.ft. on golf course, 1800 sq. ft. on interior lots.

Brentwood: 1800 sq.ft. on golf course, 1600 sq.ft. on interior lots.



### Walls and Fences:

Wall/fence installation may be optional; however, lots 29 - 34 in Woodland Hills are required to have a brick/cedar fence and all lots abutting Highway 463 must have a cedar "good neighbor" fence. Other than those lots, should you choose to fence, Golf Course Lots require a brick/wrought iron fence, and Interior Lots require a cedar "good neighbor" fence. Please see attached sheets for specific requirements.

### Garages:

All garages must have doors, only carports located at rear of house and out of view from the front may be allowed with Architectural Review approval.

**Exterior Lighting:**

Exterior pool and landscape lighting must not infringe upon adjacent neighbors.

**Mail Boxes:**

Specific mailboxes are established for each community. These mailboxes are available for purchase through the manufacturer at such price as determined by manufacturer plus installation charges. See attached sheet for details on each specific community. For mailbox installation please contact Bill Shook - 936-4200.

**Pools, Therapy Pools, Spas:**

All criteria concerning aesthetics, site location, size, shape, decking, landscaping, etc. will be of significant concern to Architectural Review Committee and must be submitted for approval.

**Sidewalks:** Sidewalks are required in all communities except for Annandale Estates. See attached sheets for details on each specific community.

Brentwood: Flush with back of curb 42" wide broom finish concrete

Eastpointe: 24" from back of curb 42" wide broom finish concrete

Eastpointe Villas: 24" from back of curb 42" wide broom finish concrete

Woodland Hills: 24" from back of curb 42" wide broom finish concrete

Whisper Lake Estates: 24" from back of curb 42" wide broom finish concrete

Whisper Lake Villas: 24" from back of curb 42" wide broom finish concrete

**Roofs:**

All lots adjoining the golf course shall have roofs of like kind and color. Acceptable products: Architectural shingles by - ~~Atlas Briarglass - Weathered shake~~, Owens Corning Driftwood, ~~Firchite~~ ~~GS Weatherwood~~.

**Remodeling & Additions:**

Remodeling and additions to existing improvements are required to meet the same criteria as new construction. An approval from the Committee is required for this work just as it is for new construction.

**Guideline Revisions:**

Architectural Review Committee reserves the right to alter, modify or change any or all of the above guidelines at anytime. It shall be the applicant's responsibility to check with the Architectural Review Committee before plan submittal for updated guidelines.

**Special Provisions:**

Home Owners Assessments: \$15.00 a month

Annandale Estates Monitoring fee: \$50.00 a month. This fee only applies to Annandale Estates Lots. The monitoring fee shall begin at the time the lot owner begins construction of the dwelling.

**Eastpointe Villas and Whisper Lake Villas design guidelines:**

Roofs shall have like kind and color, Acceptable products: Owens Corning - Driftwood, and Atlas Briarglass - Weathered shake.

If brick is chosen, Acceptable product - Old South Brick Company - "Old Jackson" Brick.

If stucco is chosen, Acceptable colors - Any light or pastel color.

If fencing is chosen for courtyard or golf course, brick and wrought iron are suggested.

There shall be no windows on the zero lot line side of any villa unless stained and bottle glass is

used.

**\*\* All plans and materials are subject to the Architectural Review Committee's approval.**

### **Submit Plans to Architectural Review Committee:**

**Disclaimer: The Board of Directors, the Architectural Review Committee, each director and each officer of the Association, each member of the Architectural Review Committee and the Association and, if applicable, the Declarant shall not be liable to any Owner or to any other Person on account of any claim, liability or expense suffered, incurred or paid by or threatened against such Owner or other Person arising or resulting from or in any way relating to the subject matter of any reviews, acceptances, inspections, permissions, consents or required approvals which must be obtained from the Architectural Review Committee or public authorities, whether given, granted or withheld. No approval of Plans and no publication of architectural standards or bulletins shall be construed either to represent, guarantee or imply that such Plans or architectural standards will result in a properly designed Dwelling or other improvement, or to represent, guarantee or imply that any Dwelling or other structure or improvement will be built or constructed in a good, workmanlike manner. Approval of any particular Plans shall not be construed as a waiver of the right of the Architectural Review Committee to disapprove all or any portion of the Plans if such Plans are subsequently submitted for use in any other instance.**

**REFERENCE CHECKLIST  
FOR APPROVAL OF PLANS BY THE ARC COMMITTEE**

In order to review your plans on a timely basis, your plans should include the following information  
When submitted to the Architectural Committee.

1. \_\_\_\_\_ Site Plan (1" = 20' minimum scale)  
Floor Plans ( 1/4" scale minimum)  
Building Elevations showing all views (1/8" scale minimum)  
Landscaping Plans (1" = 20" minimum)
2. \_\_\_\_\_ Directions of Primary Views
3. \_\_\_\_\_ Finish Floor Elevation
4. \_\_\_\_\_ Finish grade and Site Drainage
5. \_\_\_\_\_ Existing Trees and Trees to be Removed
6. \_\_\_\_\_ Building Envelope. Line of Roof Overhang and Setback Dimensions
7. \_\_\_\_\_ Driveways, & Type of Finish
8. \_\_\_\_\_ Walkways, Patios and Sidewalks, & Type of Finish
9. \_\_\_\_\_ Garage Location and Direction of Opening
10. \_\_\_\_\_ Fences, Screens and Earth Berms
11. \_\_\_\_\_ Location of Exterior Mechanical Units, Utility Boxes and Meters
12. \_\_\_\_\_ Exterior Lighting Locations and Description
13. \_\_\_\_\_ Existing Adjacent Homes Showing Approximate Location of Their Drives.  
Primary Views and Screening
14. \_\_\_\_\_ Location of Garbage Containers and Firewood Storage Areas
15. \_\_\_\_\_ Description of all Exterior Materials and Finishes
16. \_\_\_\_\_ Exterior Materials Samples of siding, color scheme, Brick and Roofing may be requested  
by the committee.
17. \_\_\_\_\_ All Roof Penetrations and Vent Locations/ None on the front of the house
18. \_\_\_\_\_ Location and Description of all Materials, for Swimming Pools, Gazebos, Decks, Fountains  
Storage Buildings & Patios.
19. \_\_\_\_\_ Mailbox Location