

ARCHITECTURAL DESIGN CONTROL MANUAL

WEITZER CHAPEL TRAIL HOMES

INTRODUCTION TO THE ARCHITECTURAL DESIGN CONTROL COMMITTEES

PURPOSE

One of the most effective methods of assuring the protection of the master land concept, community lifestyle environment and individual property values is through the establishment of high standards of architectural review. In order to accomplish this objective, the Architectural Design Control Committees of the Chapel Trail master association and the Weitzer sub-association review applications for alterations, modifications or changes to the existing properties, including landscaping and painting. Each application is evaluated on its own merits with reasonable flexibility for architectural function and creativity.

MEETINGS

The Weitzer Architectural Design Control Committee shall meet as necessary to review applications received within 30 days after receipt. If approved by the Weitzer Architectural Design Control Committee, the application will be forwarded to the Chapel Trail master association Architectural Design Control Committee for its review. If denied by the Weitzer Architectural Design Control Committee, the Committee will notify the homeowner in writing of its denial.

RESPONSIBILITIES

1. To establish architectural motifs and exterior architectural themes.
2. To establish architectural control criteria for the protection of property values and to provide the best possible safeguards for continuing appreciation.
3. To review all architectural applications for compliance with criteria and with the Declarations of the master and sub association.
4. To assure compatible architectural standards and harmonious relationships with neighboring properties.
5. To require the maintaining of the high standards of architecture and quality construction.
6. To assure that all properties are properly maintained.
7. To monitor violations of architectural control criteria and notify the Board of Directors for appropriate action.
8. To amend architectural control criteria as may be required from time to time.

9. To contact applicants whose plans and specifications have been disapproved and to provide reasonable assistance and recommendations for adjustments to bring applications into compliance.

10. To maintain copies of applications, architectural documents and related records.

11. To inform members of the association regarding activities of the Architectural Design Control Committee and changes in criteria as they occur.

ARCHITECTURAL DESIGN CONTROL COMMITTEE POLICIES

POLICY STATEMENT

Property in Chapel Trail is subject to certain restrictions as further defined in the Declaration of Protective Covenants, Restrictions and Easements for Chapel Trail and any amendments and supplements thereto recorded by the Master Association, the Declaration of Covenants recorded by Weitzer Chapel Trail Homes and by the Architectural Design Control Manual.

The Architectural Design Control Committee does not seek to restrict individual taste or preference. In general, its aim is to avoid harsh contrasts in the landscape and architectural themes of the community, and to foster thoughtful design so that there is harmony between the residences and their neighboring residences. The committee intends to be completely fair and objective in the architectural control process and to maintain a sensitivity to the individual aspects of design.

LIMITATION OF RESPONSIBILITIES

The primary goal of the committee is to review the application, plan specifications, materials and samples submitted to determine if the proposed work conforms in appearance and construction criteria with the standards and policy as forth by the board of directors. The committee does not assume responsibility for the following:

- a. The structural adequacy, capacity or safety features of the proposed improvement or structure.
- b. Soil erosion, uncompactable or unstable soil conditions.
- c. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
- d. Performance or quality of work of any contractor.

APPLICATION WITHDRAWAL

An application for withdrawal may be made without prejudice; provided the request for withdrawal is made in writing prior to the review and/or action on the application.

APPEAL

If an application has been denied, or the approval is subject to conditions which the owner feels are harsh, the owner may request a hearing before the full Board of Directors to justify his/her position. After the hearing, the Board of Directors will review its decision and notify the owner of its final decision within 20 days of the hearing.

VARIANCES

All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

CONSTRUCTION INSPECTIONS

Periodic observations may be made by the committee while construction is in progress to determine compliance with the approved architectural guidelines. Applicants agree to cooperate fully with members of the committee.

ARCHITECTURAL DESIGN CONTROL COMMITTEE REVIEW PROCEDURES

The following is an outline of the procedure for submissions to the Committees:

Step one, the owner shall submit the following to the Weitzer Architectural Design Control Committee of the sub-association:

1. Completed application form (available at the Weitzer Chapel Trail Sales Office)
2. A set of plans/blueprints that shall include any of the following that are applicable:
 - A. Plot plan showing property lines, easements, driveways, walkways, foundation outline, pools, decks, patios (survey)
 - B. Floor plan
 - C. Exterior elevations including front, rear, all sides, doors, windows, mechanical equipment
 - D. Building sections, walls, roof
 - E. Electrical, mechanical, plumbing
 - F. Exterior lighting
 - G. Specifications of materials
 - H. Landscape Plan
3. Appropriate literature, brochures
4. Color chips if not on list of approved colors
5. Appropriate samples

Step two, the Weitzer Architectural Design Control Committee will review all submitted documents and will approve or deny said submission. If approved, the Weitzer Architectural Design Control Committee will then forward the documents with its approval to the Chapel Trail master association Architectural Design Control Committee for its review and it will notify the owner of its decision. If the Weitzer Architectural Design Control Committee denies the application, it will notify the owner without further submission to the Chapel Trail master association Architectural Design Control Committee.

Step three, the owner will then proceed as follows:

1. If approved:

- A. May start work if a building permit is not required.
- B. If a building permit is required, apply to the appropriate authority for a permit and after issuance, owner may commence work.

2. If denied:

- A. Resubmit after complying with comments noted
- B. Appeal decision
- C. Request a variance
- D. Withdraw application

DESIGN DOCUMENT CHANGES

The owner must notify the Weitzer Architectural Design Control prior to making any changes to the approved plans. A letter with applicable support data (as required) must be submitted to the committee for the file. Any major deviations (as solely determined by the committee) may require full Board of Directors approval to commencement of changes.

ARCHITECTURAL STANDARDS AND CRITERIA

(The following is not considered all encompassing)

1. SETBACK CRITERIA

- a. Setbacks as determined by the original developer.
- b. Setbacks are also subject to county building and zoning consideration.
- c. Outdoor living easements may not be encroached.

2. ELEVATIONS

- a. All elevation treatments shall follow the common architectural character of the surrounding community as nearly as possible.
- b. Elevations on additions shall match those of the existing home.

3. ROOFS

- a. Roofs shall be concrete "s" tile roofs. Tar, gravel and wood roofs are not allowed.
- b. Roof colors shall be an integral part of the exterior color scheme of the house.
- c. Roof shall have a minimum of 5/12 pitch; flat roofs are not allowed.
- d. Roof turbines are not allowed. Wind or self powered tall units are prohibited.

Powered shallow mushroom type are acceptable, and shall be on the rear part of the roof and must be painted to match the roof color. Please submit brochure for review.

Flush mounted exhaust fans with automatic covers mounted in the side gable end of the house and painted to match the wall color are acceptable. Please submit brochure for review.

4. GUTTERS

- a. Gutters shall be the seamless type.
- b. Strapping, hangers, etc. shall not be visible.
- c. Gutters shall conform to fascia lines.
- d. Gutters are to be painted to conform to house colors at down spouts and fascia color at fascia.
- e. If gutter is structural type with a screen enclosure attached to it, it shall be white color to match enclosure with downspouts to match, if downspouts are attached thereto.

5. SCREEN ENCLOSURES

- a. Screen enclosures may have flat, dome, or mansard screened roofs.
- b. All screen enclosures shall be constructed utilizing white aluminum with light gray screening.
- c. Aluminum roofs are not allowed on screened enclosures.

6. AWNINGS, BAHAMA SHUTTERS, CANOPIES, CARPORTS

- a. Awnings, Bahama shutters and canopies shall not be permitted.
- b. Hurricane storm shutters shall not be affixed to or stored on the exterior of the residence unless specifically approved by the committee. Hurricane panel shutters are permitted under the following conditions: mounted on aluminum strips which are painted to match color of residence. Panel shutters must be removed and put away after storm.
- c. Wood, metal and canvas carport/driveway structures are not permitted.

7. POOLS AND DECKS

- a. Above ground swimming pools are not permitted.
- b. Swimming pools shall not be permitted on the street side of the residence.
- c. Pools, pool screening, decks must be within the building setbacks
- d. Pool pump equipment, heating equipment, etc., shall be shielded and hidden so that they shall not be visible from any street or adjacent property.

8. AIR CONDITIONERS

- a. Window and/or wall air conditioners are not permitted.
- b. All air conditioners shall be shielded and hidden so that they are not visible from any street or adjacent property.

9. FENCING

- a. Wood fencing and chain link fencing is not permitted.
- b. White aluminum fencing between 42" and 48" is permitted.
- c. All fences need architectural approval and a building permit from the appropriate governmental authority.
- d. Fencing of the front yard is not permitted.

10. FLAGPOLES

- a. A flagpole for display of the American flag only shall be permitted, subject to the approval of placement design and height.

- b. No flagpole shall be used as an antenna.
- c. Flagpole design must be such as to withstand 120 mph winds.

11. EXTERIOR LIGHTING

- a. All proposed exterior lighting shall be detailed on the plans. No exterior lighting shall be permitted which in the opinion of the Committee would create a nuisance to the adjoining property owners.
- b. Acceptable exterior lighting is the standard under-eave flood light fixture.

12. HOUSE NUMBERS, POST LIGHTS, AND FRONT DOOR LIGHTS

- a. All house address numbers and front door lights, were designed by the original developer and all owners shall maintain these features as originally designed.
- b. Contrasting color house numbers may be placed by front door or garage door frame. Size of numbers shall be reasonable and maintain an aesthetic appearance.

13. PAINTING

- a. Exterior colors that, in the opinion of the Committee, would be inharmonious, discordant and/or incongruous to the community shall not be permitted.
- b. The paint colors as originally applied may be maintained without prior approval of the Committee.
- c. Bright colors (other than white) as the dominant wall color is prohibited.
- d. Facia, soffits and trim shall be a Committee approved complementary color to the dominant wall color.
- e. Shutters may be the same color as the walls, trim or an approved contrasting color.
- f. Garage doors shall be painted a Committee approved complementary color to the dominant wall color.
- g. Front door, if other than the trim or shutter color shall be reviewed and considered by the Committee for appropriateness.
- h. Colors may be chosen from those pre-approved. Otherwise, it will be necessary to submit manufacturer's color chips with the application for review. Colors should be in the same family of colors as pre-approved ones.
- i. Colors requested must be different from those of adjacent homes.

14. GENERAL ITEMS

- a. No garage conversions without maintaining garage door.
- b. No curb side parking areas may be created by extending any portion of the street pavement.
- c. Accessory structures, such as playhouses, tool sheds, or dog houses, may be permitted but must receive specific written approval of the Committee before installation.
- d. All playground equipment shall be placed to the rear of the residence.
- e. No objects such as sculptures, religious shrines and the like shall be placed or installed on the street sides of any lot.
- f. All garbage and trash containers shall be placed in garage or in an enclosed area.
- g. Clotheslines must not be visible from the street side.

15. MISCELLANEOUS ITEMS THAT ARE NOT PERMITTED

- a. Tennis courts, racketball courts, handball courts.
- b. Outside antennas.
- c. Skateboard ramps.
- d. Flat roofs (structural).
- e. Aluminum roofs.
- f. Satellite dishes.
- g. Chain link fences and wood fences.
- h. Other items that may be deemed to be offensive or not appropriate by the Committee.

16. LANDSCAPING CRITERIA

- a. Grass and shrub areas are to be expansive and integrated. (Isolated, small pockets of planting beds are discouraged.)
- b. Shrub beds shall receive a layer of mulch/chips; bare ground is not acceptable.
- c. All landscaping shall be maintained on a regular basis and shall include watering, weeding, mowing, fertilizing, treating, pruning, removal and/or replacement of dead or diseased trees and removal of refuse and debris so as to present a healthy, neat and well kept appearance at all times.
- d. Street side maintenance is the responsibility of the homeowner.