



The Orchards

Architectural Review Guidelines

The Orchards Homeowners Association, Inc.

ARCHITECTURAL REVIEW BOARD GUIDELINES FOR THE ORCHARDS

A. PURPOSE STATEMENT

It is the purpose of these guidelines, with the help of its Architectural Review Board (“ARB”), to provide homeowners with common neighborhood development standards and specifications to carefully protect the integrity of the general appearance and quality of construction and to enhance the value of investments at The Orchards. The information, guidelines and standards advanced in this document shall be adopted by and enforced fairly among all property owners and/or contractors during all phases of design and construction. **These guidelines may be changed and/or altered from time to time at the discretion of the ARB.**

B. SUBMITTAL TO THE ARCHITECTURAL REVIEW BOARD:

1. Administrative Requirements - All design plan submittals for approval must be accompanied by the Orchards plan submittal form, a completed checklist and the submittal fee of \$150. The submittal form and checklist are included herein.
2. Preliminary Submittal - It is strongly recommended that a contractor and/or homeowner submit preliminary designs of the intended residence to the ARB as early as possible. This is not mandatory, but is encouraged for the submitter’s convenience so that modification to plans and specifications and construction delays may be kept to a minimum. However, it is important to emphasize that approval at the design or plan stage does and shall not constitute or guarantee final approval for construction. The preliminary submittal should include:
 - a. The basic site layout with the location and dimensions of all buildings. All set backs and easements should be shown.
 - b. Conceptual floor plans, the front elevation and other elevations as available.
 - c. A list of all proposed materials on residence.
3. ARB Responsibility - The ARB will review all information submitted and indicate approval or disapproval and/or recommended changes to be incorporated. This response shall be provided within 10 days.

4. Construction Schedule - Finished plans must be received **and approved** by the ARB before any building construction, structural improvement, grading or other site improvement. Plans that need modifications will be returned with comments and will need to be resubmitted **and approved** before construction may begin. **Allow at least one week for ARB re-view. Contractors shall obtain ARB approval of the site plan and foundation layout before any digging, tree removal or other site preparation is initiated.** Contractor shall not begin any site disturbing activity until all erosion control measures are in place. Contractor shall not receive ARB approval beyond foundation work if erosion control measures are missing or have not been maintained properly. Re-submission does not require an additional submittal fee. When the plans are approved, the ARB will furnish a written statement approving the plans.

5. The following items should also be included in the full submittal:
 - a. **Submittal fee** of \$150 (if not paid in Preliminary Submittal)

 - b. **Completed Application**

 - c. **Completed Checklist**

 - d. **Two (2) sets of final plans and specifications with all exterior material (samples as available) and paint chips describing color choices.** Floor plans and front elevations / side street facing elevations shall be drawn at a scale of $\frac{1}{4}'' = 1' - 0''$, other elevations at a scale of $\frac{1}{8}'' = 1' - 0''$. All elevations shall describe type and colors of all exterior materials. These plans should include a cornice detail at a minimum scale of $\frac{3}{4}'' = 1' 0''$ and a schedule showing interior finishes and square footages. All walls, fences, pools, decks, and porches should also be shown in submittal.

 - e. **Site plan** at a scale of $1'' = 20'$ minimum showing drainage direction, dimensions from building and detached garage to all property lines, parking pads, walls, decks, porches, walkways, all utility and storm water easements, and existing trees, if any.

 - f. **Landscape Plan** at a scale of 1 inch = 20 feet minimum showing size, location and spacing of all plants. The landscape plan must also define turf areas, planting bed edging material, type of mulch, irrigation, if any, and all site lighting, walls, fences, pools, decks, porches, walks, patios, and arbors. Screening for AC units, trans-

formers, garbage cans, etc. shall be shown as appropriate. Site plan shall include erosion control measures.

6. Improvements to Existing Home - Any subsequent future improvements of the building or site, including re-roofing, after the initial construction shall also be submitted to the ARB. Such information could be as simple as a material sample or picture or as involved as the above requirements.

C. SITE DESIGN STANDARDS

1. Landscaping
 - a. **A landscape plan** must be submitted, reviewed **and approved** by the ARB prior to installation. See submittal requirements above.
 - b. Turf areas shall be sod in the front yard and may be either sod or seed in the side and rear yards areas. One exception shall be the side yards between two homes in the T5 zone in which pine straw or crushed gravel may be used.
 - c. Minimum landscape standards required by the ARB will include the majority of shrubbery plantings to be a minimum 3-gallon pot with 1-gallon pot size plants to be used as accents around the home. T3 Lots require a minimum of 2 trees at least 2" caliper, exclusive of pine, per lot with at least one of the trees planted in the front portion of the lot. T4 Lots require a minimum of 1 ornamental tree per lot, exclusive of pine. T5 Lots are not required, but may be allowed, to have any trees due to the limited front yard space. Planting new pines is encouraged. The rural character of The Orchards should influence the proposed landscape plan.
 - e. Any trees 3-1/2" or larger in diameter or larger to be removed from a lot must be approved by the ARB and should be indicated on the site plan.
 - f. Shrubs, ground cover plants, grass, pine straw mulch, decks and/or pavement shall cover the entire yard area. No disturbed soil shall be exposed.
 - g. All exterior lighting shall be consistent with the rural and architectural character of the neighborhood. No color lamps or lens are permitted and excessive brightness is prohibited. The light

source must be obscured from view from the street. Both up and down accent lighting is encouraged.

- h. Artificial landscape material is prohibited.
- i. Landscape designs and installation shall insure that the harmony and overall appearance of the neighborhood is enhanced.

2. Pools

- a. All pools, pool equipment, fences, and pool landscaping must be indicated on the site plan and approved by the ARB. Pool equipment shall not be visible from the street or adjoining lots. No above ground or half above ground pools shall be permitted.
- b. There must be space for a 10-foot landscape area on each side and the rear of the pool (not including pool deck) that shall be used as a vegetative buffer.
- c. All pools must be enclosed with a regulation fence.
- d. Pools must be properly maintained.

3. Fences, Rails, Walls

- a. All fences and walls must be approved by the ARB.
- b. Chain link will not be permitted on any lot.
- c. Wood privacy fences are only allowed in the rear and side yards, and are not allowed beyond the front corner of the house. Wood privacy fences shall not exceed six-feet in height. Planks shall be turned with smooth side out, and all bracing on the inside of the fence, when facing a street. It is recommended for all corner lots that privacy fences be dual sided.
- d. A wood, wood composite, aluminum, or wrought iron style fence may be allowed on the front portion of the home and may not exceed 4 feet in height. At least a single gate at the sidewalk shall be required with a front fence that spans the full front lot line.

4. Antennas

- a. Satellite antenna disks shall not be visible from the street.
- b. Satellite antenna disks greater than 24” in diameter shall not be allowed.
- c. Except as otherwise noted, T.V., radio, or C.B. or other similar antennas will not be permitted.

5. Mailboxes

- a. Mail at The Orchards will be delivered to a central mail pavilion which will include parking, seating, and trash receptacles.
- b. Mailboxes in front of homes shall not be allowed. If the central mail pavilion is not complete at time when an owner takes occupancy of a house, then a temporary central mail pavilion will be provided near the model home.

6. General Site Guidelines

- a. Front yard build to line – All setbacks should comply with the Plat, Town of Pike Road regulations, Smart Code regulations and Warrants approved by the CRC.
- b. Sideyard Requirement – All setbacks should comply with the Plat, Town of Pike Road regulations, Smart Code regulations and Warrants approved by the CRC.
- c. Rearyard Requirement - All setbacks should comply with the Town of Pike Road regulations, Smart Code regulations and Warrants approved by the CRC.
- d. All utility meters must be properly screened from the view of street and adjacent residences.
- e. Air conditioning compressors, pool equipment or other similar equipment must be placed in an inconspicuous location and screened from view from the street or adjoining lots. The location of such equipment should be selected to minimize the disturbance to the adjacent homes.

- f. Trash cans must be kept in the garage or other designated location and shall be properly screened from view from the street or adjoining lot. Trash cans must be placed on the street and removed on the same day as pick up. Trash cans are not permitted to remain in the street overnight except for the night before scheduled trash pick up.
- g. Gasoline or other hazardous materials are not permitted to be stored other than for normal household use in a proper container.
- h. Playground equipment and sporting equipment should be placed to minimize the view from the street and adjoining lots. Basketball goals are not permitted in front yards.
- i. Intentionally omitted.
- j. Hot tubs are only permitted on the rear of the house and must be screened from view from the adjoining lot. Hot tubs must be properly maintained. Plans for location of hot tubs must be submitted for approval prior to installation.
- k. Playhouses, dog house and other such structures must be approved by the ARB.
- l. Pet containment. All dogs must be properly confined to the owner's property and must comply with the local leash laws. Pit Bull Terriers are not permitted.
- m. Clothes drying lines are prohibited except as dictated by environmental stewardship.
- n. Freestanding flag poles are not permitted. Signage, banners or advertising signs must be approved by the ARB.
- o. In no case will signage be allowed to advertise a business located in a home. Business in the home should be limited to a "home office" and must not interfere with the quality of life or privacy of the neighbors.

- p. Seasonal decorations are permitted but must not interfere with the safety, privacy, or traffic in the neighborhood. Such decoration may be placed 30 days prior to the related event and removed within 12 days following the event. A seasonal decorating committee shall be formed to determine guidelines and they shall be adopted by majority vote of residents.
- q.. Game day decorations including team flags, banners, inflatable tigers, etc. shall not be allowed except within 24 hours before and after the game.
- r. All structures, additions or modifications affecting the exterior of the home after the initial construction is completed are subject to prior approval by the ARB by means of the approval process described herein.
- r. Automobile parking shall be provided as needed on the lot. Occasional visitor parking / event parking is allowed in the street, but owners shall maintain order and maneuverability for all other home owners. Cars shall be parked on the lot in a designated parking pad, carport or garage. A parking pad should be located so that a future parking structure can be added over or at the end of the pad.

Detached Garages and carports must be located so that the front of the structure is not closer to the street than the rear plane of home. Garages may be attached to the residence. If garage doors are visible from the street, carriage house type doors with divided light windows shall be required. Garages may have a second floor area that serves as a “granny flat” or office.

- s. Driveways and address markings must be 12’-0” wide at the street. A 20’ radius from the street to the drive is suggested. The driveway shall be asphalt, concrete, or pavers. A crushed aggregate pavement may be allowed if drive is contained on both sides with appropriate edging material which must be submitted to the ARB for approval. Circular driveways are allowed.

Address Markings are required to be placed on the exterior of the home and be visible from the street. Address markings shall consist of one solid color

- t. Sidewalks to front doors are a requirement. Walks shall be concrete or pavers. Any other material or style must be submitted to the ARB for approval.
- u. Detached Storage Buildings is a utility or storage building, playhouse or similar building, other than the dwelling, the garage or a building attached to the dwelling or garage. Only one detached storage building shall be allowed per lot and shall be of a permanent type construction. No portable storage buildings are allowed. The building shall be of the same construction, finish and color as approved for the house.

D. **BUILDING DESIGN STANDARDS**

1. **Style** –All homes and outbuildings in The Orchards should reflect primarily a Southern Modern Cottage style. A Southern Modern Cottage can be defined as a timeless design that showcases classical clean lines and modest charming details that capture the eye without detracting from the overall setting. The Southern Modern Cottage should portray such details as an uncomplicated monochromatic exterior color scheme by using one color of siding and one trim color and include no more than two siding styles such as horizontal lap siding accented by board and batten gables. One other accent color may be used on the front exterior door. Wide welcoming front porches accented by square box style columns, handrails and square spindles are another dominant feature. Where applicable homes could include front balconies over the front porch incorporating the same box style columns, handrails and square spindles. If a chimney is present, it should be a masonry chase of brick or stone. Other distinct features can include prairie grid simulated divided light windows on the front of the homes, gable trusses, or corbels in the gables. A Southern Modern Cottage should harken back to and encourage a simpler time when life was less complicated and less stressful, neighbors were more than acquaintances and modesty was considered a virtue.
2. Size – All homes shall be a minimum of 1,600 square feet of conditioned space. For two-story homes, a minimum 800 square feet shall be under roof on first floor.
3. Porches – Porches will be a hallmark feature for The Orchards. They are required on all homes and shall comply with the smart code requirements.

4. **Columns** – All columns shall be appropriately designed square box columns spaced appropriate to convey the appropriate style and scale of each home within the development. While overall spacing shall be equidistant from one center point to the next, some styles shall require staggered spacing on columns to allow for appropriate architectural detailing.
5. **Porch Rails** – All porch railing shall be of wood or wood composite materials. No metal rails shall be allowed. All rails and balusters must reflect traditional standards of design and construction.
6. Temporary structures are not permitted on lots for any use except during construction.
7. Foundation / Floor Height – Post Tension foundation designs may be allowed as supported by the contractor’s structural engineer. All finished floor heights shall be a minimum of 6” above finished grade at the front.
8. **Elevation Materials** – All homes shall be designed to use two primary exterior materials only. Those primary exterior materials consist of either horizontal lap siding or vertical lap siding or a mix thereof. A secondary accent material such as brick or stone on the chimney chase, lap or vertical board and batten siding on dormers shall be allowed. Approved exterior elevation materials include cement fiberboard, brick and synthetic stone and natural stone. Cedar shake is not an approved material for use in this neighborhood.
9. **Exterior Colors** - Paint colors should be harmonious with the primary material selection. Paint chips shall be submitted with the final design for approval. All stucco colors should be light colors as rule. Darker colors will be considered based on selection or primary material.
10. Windows – All windows shall be required to have a traditional design. When gridded windows are used they shall comply with Smart Code and have simulated divide lights. The window design shall be chosen to correspond with the style of architecture. Double hung windows are preferred but casement windows may be accepted provided they meet traditional design and construction standards. Except when used as a special accent, all windows shall be vertical in design with a minimum height-to-width proportion of 2:1. Aluminum window frames and reflective glass are prohibited.

11. Shutters – Shutters are acceptable. Design style, layout and color must be approved by the ARB prior to installation.
12. Cupolas – Cupolas are allowed provided they are appropriate with traditional standards of design and construction for the style of home proposed. Weather vanes on these cupolas are allowed but styles of weather vanes will require approval from ARB prior to installation.
13. Front Doors – Front doors shall have a **unique** design in keeping with the design of the residence. A 6-panel door is not allowed.
14. Chimneys – Vented fire boxes with chimneys are encouraged as they are a part of a home's character. All chimney chases shall be wrapped in a masonry material such as brick or stone. No chimneys may be fabricated of siding. Chimney ports or aperture caps will be required. Obvious fireplace projected boxes without chimneys are not allowed.
15. Gas Lanterns – Wall mounted gas lanterns are allowed provided they are in keeping with the home design.
16. Roofs and Eaves
 - a. Approved primary roof materials shall include metal and composite shingles. All shingles shall be Architectural grade.
 - b. All roof penetrations are required to be on the rear roof area of the home and vent pipes, etc. should not be visible from the front.
 - c. Overhangs on roof eaves shall be a minimum of eight (8) inches and a maximum of sixteen (16) inches.
 - d. Secondary roof projections may be contrasting material and shall be approved by the ARB on a case by case basis.
 - e. All roofing material colors shall be medium to dark colors such as “weathered wood” and “colonial gray”. No light or bright colors will be accepted.
 - f. Clipped roof lines will not be allowed on street facing elevations.
 - g. No home shall exceed two stories in height, except that a third story shall be permitted if it is designed in such fashion as to fit within the normal roof-line of a 2½ story structure in the area that

would normally be considered the attic area, with all construction being subject to prior review and approval of the ARB.

- h. Minimum roof pitch shall be 6 in 12 with the exception of covered porch areas as designated.
17. Building Height – must comply with Smart Code Requirements
18. Artificial Materials - No artificial or simulated material will be accepted with the exception of synthetic stone or louvers.
19. Other
- a. Window air conditioning units are not permitted.
 - b. Condensing units should be located in the least conspicuous location as approved by the ARB and properly screen with fencing and landscaping.
 - c. Interior drapes, shutters, etc., should be compatible in style and color to the exterior of the building. Bed linens, blankets, towels and other improper materials may not be used for interior window treatments.
 - d. Solar collectors are not allowed except by prior written consent of the ARB, and should be located where installation is not visible to the street.

All design plans must comply with all items set forth in The Orchards ARB Guidelines as well as the SmartCode, including but not limited to exterior materials, scale, building setbacks, architecture style, use and other criteria.

THE ORCHARDS
Architectural Review Board Design Submittal Application

Project Address:

Builder Name:

Address:

Phone:

Date submitted to The Orchards _____ to the architect _____
(Please indicate preliminary approval and final approval plus items included)

Preliminary approval submittal checklist

- _____ Site Plans
- _____ Floor Plan
- _____ List on proposed material
- _____ Submittal Fee

Final approval submitted

- _____ Site Plan
- _____ Floor plans
- _____ All four elevations
- _____ Interior materials schedule and square footage
- _____ Exterior finish list and colors
- _____ Landscape plan
- _____ Submittal Fee (if not received above)

Resubmitted for approval

After sale site improvement or additions and/or renovations

Statement of agreement:

I have reviewed fully, all The Orchards requirements and agree that these plans and all construction will abide by all stated requirements.

Signature: _____ Date: _____