

BRADSHAW RIDGE

ARCHITECTURAL GUIDELINES

March 2004

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Bradshaw Ridge is designed to be four unique communities of single-family homes, estate homes, and patio homes. The architectural review committee (ARC) has the responsibility of approving individual building plans with the respect to the style, design, color of materials, location on the lot, and related matters. The ARC does not review the plans for and has no responsibility for any architectural, engineering, or construction standard, suitability, fitness or soundness. The ARC does not seek to restrict individual creativity or preferences, but rather to maintain architectural 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 ARC. Details/documents to be included for approval requested by the ARC are listed on the following pages as well as specific restrictions and or requirements. Written approval by the ARC must be received prior to the start of grading or any construction.

All owners/builders expressly acknowledge and affirm that the Bradshaw Ridge ARC has full authority and control over all matters relating to the approval of building plans. This authority and control extends to the review, modification, approval and this approval of all building plans and the required implementation thereof.

It is the owner's and/or his builder's responsibility to verify the correctness of all plans and at all times to insure that the plans conform with the requirements and guidelines set forth herein as imposed and regulated by the Bradshaw Ridge ARC. Further, the owner and/or builder must verify that the plans comply with any local codes, rules, regulations or ordinances.

The following items are required to be submitted for approval to the ARC prior to the commencement of any work on a lot:

PLOT PLAN:

1. Drawn to scale including all proposed structures, improvements, fences, utility and drainage easements, and setbacks.
2. North arrow and scale (not less than 1' = 20').
3. Owner's and builder's names, present address, and telephone number and Bradshaw Ridge lot 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 and colors (shingles, brick, siding, etc.) Samples may need to be provided.

BASIC DESIGN CONSIDERATIONS

Landscape:

Landscape plans should be submitted to ARC prior to installation of landscaping, and landscaping 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).
2. Front yard: planting to meet at least minimum mortgage requirements.
3. Front yard: front yards shall be solid sod.

Any deviation from any of the above guidelines must obtain approval from the ARC.

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 facilities. No structure or improvements can alter the natural drainage of the site to the degree that it negatively impacts the surrounding home sites. Silt fences will be required during construction.

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. All reasonable efforts shall be made to protect and retain existing trees.

No garage doors shall face the street. Unless exception is made by the ARC, all garages will have side entrances.

Building setbacks:

Please refer to covenants for each individual area for specific lot's setback dimensions. Generally the setbacks are as follows:

Sides (except for corner lots with 2 street frontages) – 7'-6"

Sides (at street frontages) – 20'

Front – 25'

Rear – 25'

The ARC shall have the authority to reduce one side setback on a lot to 5 feet in certain circumstances.

Exterior materials:

Homes may have brick, stone or stucco exteriors. OSB lap siding (such as "Hardi-plank") or wood lap siding (cedar or cypress) may be used if approved by the ARC but shall not be more than 20% of the exterior surface area.

No hardboard siding, vinyl siding, metal siding or plywood siding will be allowed. No exterior insulation finish system (EIFS) will be allowed.

All windows shall be wood, clad wood, or solid vinyl in traditional styles. Entrance doors must be wood with a transparent finish. Sidelights and transoms are recommended, in particular with French doors. The use of storm doors viewable from the street is prohibited. Where doors are used on house fronts in lieu of windows, the doors must be wood or clad wood to provide the traditional appearance. Chimneys may be brick, stone, wood siding or stucco.

Walls and fences:

Fence installation on property lines adjacent to public roads or on the subdivision perimeter is required. Fences must be six foot high wood "good neighbor" fences with 6"x6" treated pine posts at eight feet on center, 2"x6" treated pine rails top and bottom, and 1"x6" western red cedar fence boards without spaces between.

Any wall or fence must be approved by the ARC prior to installation.

Storage and or Auxiliary Buildings:

All structures must be constructed of similar material as the residence. Building setbacks must comply with covenants for that specific area. All out buildings must be approved by ARC prior to construction.

Garages:

All garages must have doors with electric operators. Doors shall be of a traditional paneled design. Any deviation must have prior approval of ARC.

Exterior lighting:

All exterior lighting shall be designed to preserve the traditional appearance of the community. Exterior pool and landscape lighting must not infringe upon adjacent neighbors.

Mailboxes:

Specific mailboxes are established for the community. The ARC can provide asource for the required mailboxes.

Pools, therapy spas, and hot tubs:

All criteria concerning aesthetics, site location, size, shape, decking, landscaping, etc. will be significant concern to the ARC and must se submitted for approval prior to commencement of any construction or installation.

Antennae and dishes:

No TV, radio, satellite or other exterior antennae or dishes that are visible from the streets will be permitted.

Square footage minimums:

Please refer to each areas individual covenant for square foot minimums.

Sidewalks:

Sidewalks are required in all communities. All sidewalks should be 36" from back of curb and 48" wide with broom finish concrete. The placement of the sidewalk in relationship to back of curb and grade side to side may not exceed 5%. Expansion and/or control joints are required every 8'.

Roof requirements:

No roof pitch or slope shall be less than 9 in 12.

All homes must use architectural shingles from the approved list. The list is available from the ARC. Standing seam metal roofs may be allowed in certain applications if approved by the ARC.

Remodeling and additions:

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

Guideline revision:

The ARC reserves the right to alter, modify, or change any or all the above guidelines at any time. It shall be the applications responsibility to check with the ARC before plan submittal for updated guidelines.

Composition of the Architectural Review Committee:

The ARC shall be composed of a least three members who are appointed for a one-year term by the Developer of Bradshaw Ridge (Bradshaw LLC, or its successors). Upon completion of the subdivision, the members shall be appointed by the Homeowners Association. At no time shall any homebuilder who is building in Bradshaw Ridge be allowed to serve on the ARC.

Noncompliance:

If after receiving approval form the ARC, any owner/builder fails to comply with the approved plans op with the other rules and regulations of the arc, the ARC shall have the right to cause the owner/builder to cease construction to remove or replace any non-complying item so that the construction shall thereafter be in compliance with these guidelines.

These Architectural Guidelines are hereby approved and accepted this
the ____ day of _____.

Bradshaw, LLC

Architectural Review Committee

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**Architectural Review Committee
Approval Check List**

_____ **Plot Plan including all structures (sidewalks, utility and drainage easements).**

_____ **Building elevations (front, rear, two sides) at 1/4" scale with overall height dimensions.**

_____ **Description of all exterior materials (roof materials and color, brick, exterior paint, etc.).**

brick _____
stucco/wood siding _____
paint _____
shingles _____

_____ **Owner's name, present address, telephone number, and lot number.**

_____ **Builder's name, present address and telephone number.**

_____ **Square footage requirement _____ sq. ft.**

_____ **Variance: _____**

*Keep a copy of the front elevation plot plan and attach all approval forms.