



## Architectural Design Guidelines

### Architectural Vision

The community's architectural style blends the timeless charm of Tudor Revival homes with the warmth and openness of Modern Mountain design. Homes should feel welcoming, well-crafted, and connected to the landscape, while providing bright, comfortable living spaces that fit today's lifestyles.

This style combines the character and detail of traditional Tudor architecture—such as steep roofs, varied residence forms, and rich architectural features—with the natural materials, large windows, and indoor-outdoor living elements commonly found in mountain homes. The result is a cohesive neighborhood of homes that feel both classic and current, complementing the golf course, open spaces, and surrounding natural setting.

Residences should be designed to feel durable, authentic, and thoughtfully built, with a strong connection to the outdoors and an appearance that will remain attractive and timeless for years to come.

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### Community Character & Design Principles

The architectural character of the community shall reflect a thoughtful blend of Tudor Revival and Modern Mountain design principles. Residences should convey a sense of permanence, craftsmanship, authenticity, and connection to the surrounding landscape.

The community character should emphasize:

#### Human-Scaled Architecture

- ☐ Residences shall be designed with varied massing, articulated roof forms, and well-defined architectural elements that create visual interest and pedestrian scale.



- ☐ Building forms should appear balanced and proportional to their sites and surrounding residences.
- ☐ Architectural features shall be integrated into the overall design rather than applied as decorative ornament.

#### Architectural Authenticity

- ☐ Architectural elements shall appear functional, authentic, and integral to the design of the residence.
- ☐ Materials, details, and structural expressions should reinforce the architectural style and contribute to a sense of craftsmanship.
- ☐ False historic detailing, applied ornament, and decorative elements lacking architectural purpose are discouraged.

#### High-Quality Natural Materials

- ☐ Exterior materials shall emphasize texture, durability, and permanence.
- ☐ Natural stone, timber, stucco, fiber cement siding, engineered wood products, and other high-quality materials are encouraged.
- ☐ Materials shall be combined thoughtfully and detailed in a manner that reflects authentic construction methods.
- ☐ Reflective, highly synthetic, or unfinished materials are discouraged and may be prohibited by these Guidelines.

#### Architectural Diversity

- ☐ Individual residences should contribute to a cohesive neighborhood character while expressing unique architectural identities.
- ☐ Variations in massing, roof forms, entry treatments, window configurations, materials, and architectural details are encouraged.
- ☐ Adjacent residences shall not be substantially identical in appearance, color palette, roof form, or material composition.



## Indoor-Outdoor Living

- ☐ Residences should foster a strong connection between interior and exterior spaces.
- ☐ Outdoor living areas shall be integrated into the architectural design rather than treated as secondary additions.
- ☐ Large windows, covered porches, terraces, courtyards, and other architectural features that connect residents to the landscape are encouraged.

These principles are intended to create a neighborhood that is cohesive yet diverse, timeless rather than trendy, and deeply connected to the golf course environment and surrounding natural landscape.

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## Site Planning

Residences shall be thoughtfully sited to preserve the natural character of the community, maximize views and amenities, and create strong relationships between architecture and landscape. Site planning should respond to existing topography, golf course frontage, open spaces, and significant natural features while minimizing visual impacts on neighboring properties.

## View Preservation

Site design shall preserve and enhance significant view corridors whenever practical.

- Building placement shall consider views to golf courses, lakes, open spaces, and natural features.
- Residences shall be positioned to minimize obstruction of neighboring views where feasible.
- Site improvements, accessory structures, fencing, and landscaping shall be located to maintain important community view corridors.



## Golf Course and Open Space Orientation

Residences adjacent to golf courses, lakes, trails, parks, or open spaces shall be designed to take advantage of these amenities.

- Primary living areas, outdoor gathering spaces, and major window openings should be oriented toward golf course fairways, open spaces, and significant views.
- Outdoor living areas should strengthen the relationship between the residence and surrounding amenities.
- Building layouts should provide attractive and well-articulated elevations visible from golf courses and common areas.

## Rear Elevations

Rear elevations visible from golf courses, open spaces, lakes, trails, or common areas shall be treated as primary architectural facades.

- Rear elevations shall incorporate architectural detailing, material quality, window composition, and design articulation comparable to front elevations.
- Large expanses of blank walls are prohibited.
- Mechanical equipment, utility components, and service areas shall be screened from view.

## Natural Feature Preservation

Site planning shall minimize disturbance to existing natural features and landforms.

- Residences should be designed to work with existing topography rather than require excessive grading.
- Significant trees, natural drainage features, rock outcroppings, and other natural features should be preserved whenever practical.
- Site improvements shall be designed to minimize visual impacts on the surrounding landscape.



## Outdoor Living Placement

Outdoor living spaces are encouraged as integral components of the overall site design.

- Porches, patios, terraces, courtyards, balconies, and similar spaces should be positioned to maximize views, privacy, and connections to the landscape.
  - Outdoor living areas should be designed as natural extensions of interior living spaces.
  - Covered outdoor spaces, fireplaces, outdoor kitchens, and gathering areas are encouraged when integrated into the overall architectural composition.
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## Building Form and Massing

### General Character

Residences shall feature asymmetrical compositions inspired by traditional Tudor architecture while incorporating the clean lines and open floor plans associated with modern mountain homes.

The following requirements shall apply to all residential structures:

- ☐ Building elevations shall incorporate projections, recesses, offsets, or changes in plane to create visual depth and reduce perceived residence mass.
- ☐ Facades exceeding 20 feet in length shall include a minimum horizontal offset of at least 2 feet or a significant architectural element to break up wall planes.
- ☐ Residences shall be designed with a clearly defined primary building mass and one or more secondary masses that are subordinate in scale and visually integrated into the overall composition.
- ☐ Roof designs shall incorporate multiple roof forms, including intersecting, overlapping, or cross-gable configurations, to create architectural interest and variation.



- ☐ Simple box-like building forms and single-ridge roof structures are discouraged unless enhanced with substantial architectural articulation.
- ☐ Primary roof forms shall include a minimum roof pitch of 8:12, except for porch roofs, dormers, and approved secondary roof elements.
- ☐ Roof overhangs shall generally be a minimum of 18 inches and should be proportionate to the architectural style and building scale.
- ☐ Building facades shall include architectural features such as gables, dormers, bay projections, chimneys, porches, balconies, or material changes to provide visual relief and shadow lines.
- ☐ Exterior designs shall maintain a balanced composition of solid wall surfaces and window openings, avoiding both excessive glazing and overly blank facades.
- ☐ Large areas of glazing are encouraged on elevations facing golf courses, open space, and significant views, provided they remain consistent with the overall architectural character.
- ☐ Window groupings, trim details, and material transitions shall be used to create rhythm, scale, and visual interest across all building elevations.
- ☐ All visible elevations shall receive a consistent level of architectural detailing, materials, and design quality, regardless of orientation to the street or golf course.

These requirements are intended to create residences that appear substantial, well-proportioned, and architecturally rich while maintaining a timeless character.

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## Building Height and Area Limitations

To maintain neighborhood character and ensure consistent massing throughout the community, the following limitations shall apply:



## Maximum Number of Stories

Buildings are limited to a maximum of two (2) occupiable stories above the finished floor elevation, measured at the primary front entry of the building.

## Basements and Walkout Basements

- Basements, including walkout basements, are excluded from the 2-story limitation.
- Walkout basements shall not be permitted on the front façade of any residence.
- Walkout basements may occur only on side or rear elevations where topography permits.
- Basements, including walkout basements, are limited to a maximum of fifteen (15) feet measured from the finished slab elevation of the basement to the finished floor elevation of the main floor level.

## Maximum Height

Buildings are limited to a maximum height of thirty (30) feet, measured to the mean roof height from the finished floor elevation at the primary front entry.

These standards are intended to maintain appropriate scale and proportion relative to adjacent residences, streetscapes, and the overall community character.

## Building Area Limitations

Building area limitations are intended to promote compatibility among residences, preserve view corridors, maintain neighborhood character, and ensure that residences remain appropriately scaled to their lots and surroundings.

## Living Area by Lot Width

To maintain an appropriate relationship between residence size and lot size, the minimum and maximum heated and conditioned living area permitted shall be as follows:



| Lot Width    | Maximum Heated/Cooled Living Area |
|--------------|-----------------------------------|
| 50-foot Lots | 2,650 - 3,800 square feet         |
| 70-foot Lots | 2,800 - 4,500 square feet         |
| Estate Lots  | 4,200 - 7,500 square feet         |

The ARB may consider modest exceptions for unique lot configurations, golf course frontage, or special site conditions where the proposed design demonstrates exceptional architectural quality and compatibility with adjacent residences.

### Building Scale and Massing

- Residences shall be designed to appear proportional to their lots and neighboring residences.
- Residences shall comply with the Building Form and Massing standards contained within these Guidelines.
- Long, uninterrupted building elevations and excessively large monolithic structures are prohibited.
- Compliance with maximum square footage limitations does not guarantee approval if the ARB determines the proposed design is incompatible with the surrounding neighborhood character.

### Garages and Accessory Spaces

- Attached garages, porte-cochères, workshops, storage areas, and similar accessory spaces shall be integrated into the architectural design of the residence.
- Garage areas shall remain visually subordinate to the primary living portions of the residence.
- Detached garages and accessory buildings shall be consistent with the architecture, materials, roof forms, and detailing of the principal residence.



The Architectural Review Board reserves the right to evaluate building area, footprint, massing, and overall scale as part of the design review process. Compliance with numerical limitations shall not supersede the Board's responsibility to ensure that each residence contributes positively to the architectural character and quality of the community.

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## Roof Design

Roofs are a defining architectural feature and shall contribute significantly to the character of the community.

### Roof Forms

Preferred roof characteristics include:

- ☐ Steeply pitched roofs.
- ☐ Cross gables.
- ☐ Intersecting roof forms.
- ☐ Asymmetrical roof compositions.
- ☐ Dormers integrated into the overall roof design.

Roof forms should create visual interest and reinforce the historic Tudor influence while accommodating contemporary residential layouts.

### Roofing Materials

Approved roofing materials include:

- ☐ Standing seam metal roofing.
- ☐ Premium architectural asphalt shingles.
- ☐ Natural or synthetic wood shakes.



- ☐ Slate or slate-look roofing products.

Roof colors should complement the overall building palette and maintain a natural, subdued appearance.

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## Exterior Materials

Exterior materials shall emphasize authenticity, texture, durability, and permanence. Material selections should reinforce the architectural character while creating residences that age gracefully and complement the natural surroundings.

### Primary Exterior Materials

Approved primary exterior materials include:

- ☐ Natural stone.
- ☐ High-quality manufactured stone.
- ☐ High-quality fiber cement siding.
- ☐ Natural wood siding.
- ☐ Engineered wood siding.
- ☐ Stucco.
- ☐ Brick accents.
- ☐ Heavy timber elements.

Materials should be combined thoughtfully to create visual depth, hierarchy, and architectural interest. Exterior elevations should generally incorporate a minimum of two complementary materials.

Synthetic materials that imitate natural materials in an unrealistic manner are discouraged. Materials shall exhibit authentic texture, scale, and detailing appropriate to the architectural style.



## Stone

Stone should serve as a primary grounding material and contribute to the residence's sense of permanence and connection to the landscape.

Stone may be used for:

- ☐ Building foundations and bases.
- ☐ Chimneys.
- ☐ Entry features and columns.
- ☐ Accent walls.
- ☐ Porch and terrace supports.
- ☐ Retaining walls integrated with the architecture.
- ☐ Landscape walls and site features.

Natural or manufactured stone shall exhibit substantial texture, depth, and color variation. Flat, uniform, or overly manufactured appearances are discouraged.

Where used, stone should return around corners and terminate at logical architectural transitions to create the appearance of structural authenticity.

## Siding and Stucco

Siding and stucco should provide visual contrast and balance to heavier stone elements.

Guidelines include:

- ☐ Siding and stucco should generally be used on upper wall areas or secondary building masses.
- ☐ Material changes should occur at logical architectural breaks, such as floor lines, wall offsets, or changes in building form.
- ☐ Horizontal lap siding, board-and-batten siding, and smooth or lightly textured stucco finishes are encouraged.



- ☐ Large uninterrupted expanses of stucco without architectural detailing or material variation are discouraged.
- ☐ Siding profiles and trim details should be substantial enough to create shadow lines and visual depth.

## Brick

Brick should be used selectively as an accent material rather than the dominant exterior finish.

Appropriate applications include:

- ☐ Chimneys.
- ☐ Entry surrounds.
- ☐ Foundation accents.
- ☐ Garden walls and courtyard features.
- ☐ Architectural detailing around windows and doors.
- ☐ Accent wall sections integrated with stone or siding.

Brick should exhibit a natural appearance with varied color and texture. Traditional earth-tone, weathered, or hand-crafted brick is preferred.

Highly uniform, brightly colored, or overly contemporary brick applications that conflict with the community's architectural character are discouraged.

## Heavy Timber Elements

Heavy timber elements are strongly encouraged and should be used to reinforce the craftsmanship and mountain-inspired character of the community.

Appropriate applications include:

- ☐ Entry structures and porte-cochères.
- ☐ Porch columns and beams.



- ☐ Gable trusses and brackets.
- ☐ Exposed rafters and purlins.
- ☐ Decorative beam work.
- ☐ Outdoor living structures such as pergolas and covered patios.

Timber members should appear substantial and structural in nature. Decorative lightweight trim intended to mimic heavy timber construction is discouraged.

Natural wood finishes, stained wood tones, and weathered finishes that complement the surrounding landscape are preferred. Painted timber may be permitted when consistent with the overall architectural design.

### Prohibited Materials

The materials listed below are specifically prohibited:

- ☐ Vinyl siding
- ☐ Aluminum siding
- ☐ EIFS unless specifically approved
- ☐ Reflective materials
- ☐ Mirrored glass
- ☐ Unfinished construction materials
- ☐ Highly synthetic decorative materials

### Material Composition

- ☐ Stone should generally comprise a significant portion of the visible front and rear-facing facades to establish a strong visual foundation.
- ☐ No single material should dominate all elevations without variation in texture, detailing, or complementary materials.



- ☐ Material transitions shall occur at logical architectural locations and not appear arbitrary or decorative.
- ☐ Rear and side elevations visible from golf courses, open space, roadways, or neighboring properties shall maintain a level of material quality and architectural detail consistent with front elevations.
- ☐ Material selections should contribute to a cohesive neighborhood character while allowing individual residences to express unique architectural identities.

## Color Palette

Exterior colors shall draw inspiration from the surrounding landscape and natural environment.

Appropriate color palettes include:

- ☐ Warm grays.
- ☐ Moss and sage greens.
- ☐ Deep browns.
- ☐ Charcoal tones.
- ☐ Soft creams.
- ☐ Muted earth tones.

Accent colors may be used selectively on doors, shutters, or architectural details.

Highly saturated or bright colors are prohibited.

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## Windows and Doors

Windows and doors are critical architectural elements that contribute to the character, scale, and craftsmanship of each residence. Designs should balance the traditional



proportions and detailing associated with Tudor architecture with the openness, natural light, and view orientation characteristic of contemporary mountain homes.

## Windows

Windows are a defining architectural element and should be designed to complement the scale, proportions, and character of the residence while maximizing natural light and views.

Preferred window characteristics include:

- ☐ Grouped window arrangements that create rhythm and balance.
- ☐ Large areas of glazing on elevations facing golf courses, open spaces, and significant views.
- ☐ Divided-light windows used selectively to reinforce architectural character.
- ☐ Deep window recesses and substantial trim details.
- ☐ Dark bronze, black, charcoal, stained wood, or other muted earth-tone finishes.

Additional requirements:

- ☐ Window placement shall be coordinated with the building's massing and architectural composition.
- ☐ Large expanses of glass should be organized into appropriately scaled groupings or framed by architectural elements.
- ☐ Reflective or mirrored glass is prohibited.
- ☐ Window mullion patterns shall be consistent with the architectural style of the residence.
- ☐ False shutters and decorative window elements lacking architectural purpose are discouraged.

## Window Materials

Approved window materials include:



- ☐ Aluminum-clad wood.
- ☐ Fiberglass.
- ☐ Composite window systems.
- ☐ High-quality steel windows.
- ☐ Other premium materials approved by the Architectural Review Board (ARB).

The following are prohibited:

- ☐ Vinyl windows.
- ☐ Mill-finish aluminum windows.

## Entry Doors

Front entry doors should create a strong sense of arrival and reflect the quality and craftsmanship of the residence.

Preferred characteristics include:

- ☐ Natural wood or high-quality wood-look materials.
- ☐ Substantial door proportions appropriate to the scale of the residence.
- ☐ Decorative hardware and trim detailing.
- ☐ Stone, timber, or architectural surrounds that emphasize the entry.

Natural wood tones, dark stains, black, bronze, and charcoal finishes are encouraged. Bright or highly reflective finishes are prohibited.

## Garage Doors

Garage doors shall be integrated into the overall architectural design of the residence and shall complement the materials, colors, and detailing of the primary structure.

Front-facing garage doors are prohibited. Side-entry garages are strongly encouraged. Rear-facing garages may be permitted where appropriate to the site design and approved by the ARB.



Preferred characteristics include:

- ☐ Wood or wood-look finishes.
- ☐ Carriage-style or Architecturally detailed designs.
- ☐ Recessed panels and decorative hardware.
- ☐ Window configurations compatible with the architectural style of the residence.

The following are prohibited:

- ☐ Bright white garage doors.
- ☐ Highly reflective finishes.
- ☐ Standard embossed metal doors lacking architectural detailing.

All doors visible from streets, golf courses, open spaces, or neighboring properties shall maintain the same level of quality and detailing as the residence.

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## Architectural Details

Architectural details should reinforce the craftsmanship, depth, and authenticity that define the community's architectural character.

### Half-Timbering

Half-timbering is encouraged as a signature Tudor design element but shall be used selectively and strategically.

Appropriate locations include:

- ☐ Gable ends.
- ☐ Entry features.



- ☐ Prominent façade elements.

Half-timbering should serve as an accent rather than a dominant design feature to maintain architectural sophistication and avoid visual clutter.

## Chimneys

Chimneys are encouraged as important architectural focal points.

Preferred characteristics include:

- ☐ Substantial massing.
- ☐ Natural stone or brick construction.
- ☐ Decorative chimney caps or chimney pots.
- ☐ Integration with primary roof forms.

Chimneys should contribute to the visual richness and vertical character of the building.

## Framing and Trim

Architectural detailing should emphasize craftsmanship and depth.

Appropriate elements include:

- ☐ Oversized exposed beams.
- ☐ Decorative brackets and corbels.
- ☐ Deep window surrounds.
- ☐ Substantial fascia and trim.
- ☐ Timber accents.

Trim may be stained wood, dark painted wood, engineered wood products, or other approved materials that reinforce the architectural character.



## Outdoor Living & Site Elements

### Outdoor Living Spaces

Outdoor living spaces are encouraged and should be thoughtfully integrated into the overall architectural design of the residence.

Appropriate features include:

- ☐ Covered porches.
- ☐ Screened porches.
- ☐ Outdoor fireplaces.
- ☐ Terraces and patios.
- ☐ Courtyards.
- ☐ Covered outdoor dining areas.
- ☐ Pergolas and shade structures consistent with the residence's architectural style.
- ☐ Outdoor kitchens and gathering spaces.

These spaces should strengthen the relationship between the residence and surrounding landscape and should be designed as natural extensions of interior living areas.

### Swimming Pools and Water Features

Swimming pools are permitted and encouraged as part of the overall outdoor living environment. Pools should be thoughtfully integrated into the architectural design of the residence, surrounding landscape, and outdoor living areas to create a cohesive and attractive composition.

#### General Requirements

- ☐ Swimming pools shall be located within the rear yard unless otherwise approved by the Architectural Review Board (ARB).



- ☐ Pool placement shall consider neighboring properties, golf course views, open spaces, and natural features.
- ☐ Pools should be designed as an extension of patios, terraces, courtyards, and other outdoor living spaces.
- ☐ Pool decks and surrounding hardscape shall utilize materials that complement the architecture of the residence.
- ☐ Mechanical equipment, pumps, filters, heaters, and related components shall be screened from view using landscaping, walls, fencing, or architectural enclosures.
- ☐ Highly ornamental or themed pool designs that conflict with the architectural character of the community are discouraged.

#### Pool Structures

Associated pool structures may include:

- ☐ Pool pavilions.
- ☐ Cabanas.
- ☐ Pergolas.
- ☐ Covered lounge areas.
- ☐ Outdoor kitchens and bars.

All accessory structures shall be architecturally consistent with the residence and shall utilize similar materials, roof forms, colors, and detailing.

#### Pool Fencing and Safety

- ☐ All pools shall comply with applicable building codes and safety regulations.
- ☐ Required pool fencing shall be designed to minimize visual impact while maintaining safety.
- ☐ Black metal fencing, masonry walls, landscape screening, and other architecturally compatible solutions are encouraged.



- ☐ Brightly colored fencing, chain-link fencing, and temporary fencing are prohibited.

## Water Features

Decorative water features such as fountains, reflecting pools, and waterfalls may be permitted when integrated into the overall site and architectural design.

Water features should be appropriately scaled and compatible with the character of the residence and surrounding landscape.

All swimming pools, pool structures, and significant water features are subject to review and approval by the Architectural Review Board prior to construction.

## Outdoor Furnishings and Decorative Elements

Outdoor furnishings, decorative elements, and landscape accessories shall be compatible with the architectural character of the community and should contribute to a well-maintained and cohesive neighborhood appearance.

The following guidelines apply:

- ☐ Outdoor furniture, planters, sculptures, and decorative features shall be appropriately scaled and complementary to the residence's architecture.
- ☐ Decorative lawn ornaments, novelty yard art, and similar items that detract from the community's architectural character are prohibited.
- ☐ Items such as garden gnomes, cartoon figures, inflatable decorations (except temporary holiday displays), pinwheels, excessive statuary, and other whimsical or highly decorative lawn ornaments are not permitted in visible front yard areas.
- ☐ Seasonal and holiday decorations are permitted provided they are displayed temporarily and removed within a reasonable period following the holiday or event.
- ☐ Decorative features visible from streets, golf courses, trails, or common areas may be subject to review and approval by the Architectural Review Board.
- ☐ Storage items, recreational equipment, utility equipment, and similar objects shall be screened from public view whenever practical.



## Fencing

Fencing is permitted for privacy, security, safety, and the definition of outdoor living spaces. Fences shall be designed to complement the architecture of the residence and minimize visual impacts on the community.

### General Requirements

- ☐ Fences shall be located to preserve views and minimize visibility from streets, golf courses, trails, and common areas.
- ☐ Long fence runs should be softened with landscape planting.
- ☐ Fencing shall be integrated with the overall site and landscape design.

### Height and Location

- ☐ Fencing adjacent to golf courses shall be limited to four (4) feet in height and utilize open picket or rail-style designs.
- ☐ Side yard fencing shall not extend beyond the rear third of the residence and shall not exceed six (6) feet in height.
- ☐ Privacy screening should be achieved through a combination of fencing and landscape planting where practical.

### Approved Materials

- ☐ Black powder-coated metal fencing, including picket and rail styles.
- ☐ Masonry walls compatible with the residence.
- ☐ Landscape screening integrated with low fencing.

### Prohibited Materials

- ☐ Chain-link fencing.
- ☐ Wood fencing.
- ☐ Vinyl fencing.



- ☐ Brightly colored fencing materials.
- ☐ Temporary fencing intended as a permanent solution.
- ☐ Barbed wire or similar security fencing visible from public areas.

All fencing and gates are subject to ARB review and approval.

## Site Lighting

Site lighting should enhance safety, architecture, and outdoor living spaces while preserving the natural nighttime environment.

### General Requirements

- ☐ Low-voltage LED lighting is encouraged throughout the community.
- ☐ Lighting shall be shielded and directed downward to minimize glare and light trespass.
- ☐ Fixtures should complement the architectural and landscape design of the property.
- ☐ Excessive illumination and commercial-style lighting are prohibited.

### Design Guidelines

Preferred lighting applications include:

- ☐ Pathway and walkway lighting.
- ☐ Step and retaining wall lighting.
- ☐ Landscape accent lighting.
- ☐ Courtyard and outdoor living area lighting.
- ☐ Limited architectural uplighting.

### Night Sky Protection

- ☐ Lighting shall be designed to minimize upward light spill.



- ☐ Light throw should be limited to the area being illuminated.
- ☐ Floodlights and high-intensity security lighting are discouraged.
- ☐ Warm-color lighting is encouraged to preserve the community's nighttime character.

All exterior lighting plans are subject to ARB review and approval.

### Driveways and Walks

Driveways and walkways should complement the architecture of the residence and respond sensitively to the natural topography of the site.

#### General Requirements

- ☐ Driveways and walks shall minimize grading and disturbance of existing natural features.
- ☐ Layouts should follow natural contours whenever practical.
- ☐ Hardscape materials shall be compatible with the residence and landscape design.

#### Design Guidelines

Preferred materials include:

- ☐ Concrete with decorative or exposed aggregate finishes.
- ☐ Decorative concrete or stone paver aprons are encouraged.
- ☐ Stabilized gravel systems where appropriate.

Driveways should avoid excessive width and large paved areas. Walkways should provide logical connections between entrances, outdoor living spaces, and site amenities while integrating with the overall landscape design.

All driveway and walkway designs are subject to ARB review and approval.



## Utility Locations and Service Areas

Utility and service elements shall be located and screened to minimize visibility from streets, golf courses, open spaces, and neighboring properties.

### Utility Locations

- ☐ Utility equipment shall be located on side elevations whenever practical.
- ☐ Utility equipment shall be positioned toward the rear half of the residence and away from prominent view corridors.
- ☐ On golf course lots, utility equipment shall be located on side elevations and positioned to avoid visibility from the golf course whenever practical.
- ☐ Utility locations shall be coordinated with the architectural and landscape design of the property.

### Screening Requirements

The following equipment shall be screened from view:

- ☐ Electric meters and service equipment.
- ☐ Gas meters and regulators.
- ☐ Irrigation controls and backflow devices.
- ☐ HVAC equipment.
- ☐ Generators.
- ☐ Similar utility and mechanical equipment.

Approved screening methods include:

- ☐ Landscaping.
- ☐ Masonry walls.
- ☐ Architectural screen walls.



- ☐ Black powder-coated metal screening.
- ☐ Enclosures integrated into the building design.

#### Service Areas

Trash receptacles, recycling containers, storage areas, and similar service elements shall be screened from public view except on collection days.

Approved screening methods include:

- ☐ Landscaping.
- ☐ Masonry walls.
- ☐ Architectural screen walls.
- ☐ Black powder-coated metal screening.
- ☐ Enclosures integrated into the building design.

All utility locations, screening methods, and service areas are subject to ARB review and approval.

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## Architectural Review Process

The Architectural Review Board (ARB) is responsible for ensuring that all improvements are consistent with the architectural vision and design standards of the community. The ARB reviews proposed improvements for compliance with these guidelines and reserves the right to approve, conditionally approve, or deny any application.

### Improvements Requiring Approval

ARB approval is required prior to construction of:

- ☐ New residences.



- ☐ Additions and exterior renovations.
- ☐ Accessory structures.
- ☐ Swimming pools and outdoor living features.
- ☐ Fencing and walls.
- ☐ Driveways, hardscape, and exterior lighting.
- ☐ Significant landscape, grading, or drainage modifications.
- ☐ Exterior material or color changes.
- ☐ Utility screening and service areas.
- ☐ Other improvements affecting the exterior appearance of a property.

### Submittal Requirements

Applications shall include sufficient information for the ARB to evaluate the proposed improvement, including site plans, elevations, material selections, colors, landscape plans, and other information as requested.

Incomplete applications may be returned without review.

### Review Criteria

The ARB will consider:

- ☐ Compliance with these Design Guidelines.
- ☐ Compatibility with the community's architectural character.
- ☐ Relationship to adjacent properties, golf course frontage, open spaces, and natural features.
- ☐ Overall design quality, materials, and visual impact.



## Construction and Compliance

Construction shall be consistent with approved plans. Any material changes to approved designs shall require ARB review and approval prior to implementation.

The ARB reserves the right to interpret these guidelines and approve, conditionally approve, or deny any application based on the overall intent of maintaining a cohesive, high-quality community character.

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## Design Objective

The purpose of these guidelines is to create a community of enduring architectural quality that blends the craftsmanship and character of Tudor Revival architecture with the warmth, openness, and natural authenticity of contemporary mountain homes. Collectively, residences should create a cohesive neighborhood that is timeless rather than trendy, refined rather than formal, and deeply connected to the golf course, open spaces, and surrounding landscape.