

Architectural Design Guidelines

Architectural Vision

Longleaf's architectural identity is rooted in mountain-inspired architecture reimagined for Southern living. Homes shall be designed to harmonize with their surroundings, using natural materials, warm tones, and thoughtful detail to create an atmosphere that is relaxed, enduring, and beautifully understated.

Large windows and wide porches should frame views of the fairways, forests, and distant ridges, while indoor and outdoor living spaces should feel naturally connected. Roof forms, materials, openings, and architectural details should respond to the landscape and climate rather than appear applied or ornamental.

Mountain-inspired architecture establishes the visual foundation for the community. Traditional / French Provincial, Modern Farmhouse, and Acadian residences are also accepted when they are designed as authentic, complete architectural expressions and are interpreted through Longleaf's shared principles of craftsmanship, natural materials, warm and subdued color, generous outdoor living, and a strong connection to the landscape.

Community Character & Design Principles

The architectural character of the community shall be grounded in mountain-inspired design principles while allowing carefully executed Traditional / French Provincial, Modern Farmhouse, and Acadian architecture. Regardless of style, residences should convey permanence, craftsmanship, authenticity, warmth, and a strong 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, brick, 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.

Approved Architectural Styles

Mountain-Inspired Architecture - Primary Community Expression

Mountain-inspired architecture is the base architectural language for Longleaf. It should draw from the warmth, material richness, strong roof forms, and indoor-outdoor connection of mountain homes while remaining appropriate to the Southern climate and landscape. The intent is refined and natural rather than rustic or lodge-like.

- Natural stone, wood, heavy timber, textured masonry, and other durable materials that create depth and a strong relationship to the landscape.
- Prominent roof forms with substantial eaves, layered massing, and carefully integrated porches, terraces, chimneys, and outdoor rooms.
- Large, thoughtfully composed windows and doors that capture views and natural light while maintaining an appropriate balance of wall and glazing.
- Warm, muted colors and finishes that complement the fairways, forests, open spaces, and natural setting.

Traditional / French Provincial

Traditional / French Provincial homes where the design demonstrates balanced proportions, restrained elegance, and authentic detailing are encouraged. These residences should feel established and timeless while sharing the community's emphasis on natural materials and landscape connection.

- Balanced or symmetrical compositions with steep hipped, gabled, or combination roof forms.
- Brick, stucco, natural or manufactured stone, and appropriately detailed siding used in coherent, style-specific compositions.
- Vertically proportioned windows, dormers, chimneys, shutters, arches, and other traditional details used selectively and with architectural purpose.

Modern Farmhouse

Modern Farmhouse homes with simple forms and clean detailing, balanced with warmth, craftsmanship, and durable materials, are encouraged. Designs should avoid stark, industrial, or overly trendy interpretations.

- Simple gabled forms, broad porches, and straightforward massing with strong proportions.
- Horizontal lap siding, board-and-batten siding, masonry bases, and standing-seam metal roof accents where appropriate.
- Large windows and doors organized into disciplined compositions rather than uninterrupted expanses of glazing.
- Warm whites, soft neutrals, natural wood, muted earth tones, and dark metal accents used in a restrained palette.

Acadian

Acadian architecture is encouraged as a distinctly Southern expression that complements Longleaf's emphasis on shade, porches, natural ventilation, and connection to the outdoors.

- Steeply pitched roofs, deep eaves, and generous front, rear, or wraparound porches.
- Simple, well-proportioned building forms with brick, stucco, siding, or combinations of these materials.
- Vertically proportioned windows and doors, shutters where functionally and proportionally appropriate, dormers, columns, and restrained traditional detailing.
- Raised foundations, masonry bases, and porch structures may be used where appropriate to the site and architectural composition.

Architectural Consistency

Each residence shall present a clear and coherent architectural identity. Mixing unrelated stylistic motifs, applying decorative features without architectural purpose, or using a style as a superficial collection of details is discouraged. The ARB may approve compatible transitional interpretations when the overall composition remains unified and consistent with the Longleaf architectural vision.

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, 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.

Building Form and Massing

General Character

Residences shall be composed in a manner consistent with one of the approved architectural styles. Mountain-inspired homes may use asymmetrical and interlocking masses; Traditional / French Provincial homes may be more balanced or symmetrical; Modern Farmhouse homes may use simple gabled volumes; and Acadian homes may use straightforward forms organized around prominent porch elements. In all cases, the composition shall be well-proportioned, human-scaled, and responsive to the site.

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.

- No Facade shall remain in a single flat plane. All facades shall include a minimum horizontal offset of at least 2 feet or a significant architectural element to break up wall planes.
- Residences should generally include a clearly defined primary building mass with subordinate secondary elements. Simpler compositions may be approved where they are authentic to the selected architectural style and achieve sufficient depth, proportion, and articulation through porches, roof forms, openings, and material detailing.
- Roof designs shall be carefully composed to reinforce the selected architectural style. Intersecting, overlapping, cross-gable, or hipped roof forms are encouraged where appropriate; simpler primary roof forms may be approved for Modern Farmhouse or Acadian designs when the overall composition remains architecturally rich and well-proportioned.
- Unarticulated box-like building forms are discouraged. Simple building and roof forms may be approved when characteristic of the selected architectural style and enhanced through strong proportions, porches, openings, material transitions, and other integral architectural elements.
- Primary roof forms should generally be 8:12 or steeper. The ARB may approve lower slopes when they are characteristic of an accepted architectural style or are used on porches, dormers, shed elements, and other subordinate roof forms.
- Roof overhangs shall be proportionate to the architectural style and building scale. Deep overhangs are strongly encouraged for mountain-inspired and Acadian homes; more restrained eaves may be approved for Traditional / French Provincial or Modern Farmhouse designs where appropriate to the composition.
- 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.
- 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.

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 forty (40) 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	Minimum - Maximum Heated/ Cooled Area
90 foot Lots	2,650 - 4,500 square feet
Double Lots	4,200 - 7,000 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.

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 gable or hipped roofs, as appropriate to the selected architectural style.
- Cross-gables and intersecting roof forms that create depth and hierarchy without unnecessary complexity.
- Simple primary gable or hipped roof forms when authentic to Modern Farmhouse, Acadian, or Traditional / French Provincial architecture.
- Dormers, porch roofs, shed elements, and secondary roof forms integrated into the overall composition.
- Deep eaves and broad porch roofs where characteristic of mountain-inspired or Acadian architecture.

Roof forms should create a strong architectural silhouette and reinforce the selected approved style. Complexity should result from authentic building composition rather than unnecessary roof fragments or decorative features.

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.

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.
- Heavy timber elements.

Materials should be combined thoughtfully to create visual depth, hierarchy, and architectural interest. A restrained palette is preferred. One material may serve as the dominant exterior finish when appropriate to the selected style, with secondary materials used where they strengthen the architectural composition.

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 is strongly encouraged for mountain-inspired homes and may also be used selectively in the other approved styles. Where used, stone should contribute to a sense of permanence and connection to the landscape rather than appear as a thin or arbitrary applied veneer.

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 may serve as primary or secondary exterior materials when appropriate to the selected architectural style. Their use should create a coherent composition with sufficient depth, shadow, and architectural detailing.

Guidelines include:

- Siding and stucco may be used on primary or secondary building masses. Material placement shall follow the logic of the selected style and should not rely on arbitrary changes solely for decoration.
- 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 may be used as either a primary or accent material when consistent with the selected architectural style. It is particularly appropriate for Traditional / French Provincial and Acadian residences and may be used selectively in mountain-inspired or Modern Farmhouse designs.

Appropriate applications may 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 selected architectural style or the community's natural, understated character are discouraged.

Heavy Timber Elements

Heavy timber elements are strongly encouraged in mountain-inspired architecture and may also be appropriate for Modern Farmhouse and Acadian porches, entries, and outdoor living structures. Timber should be used where it reinforces the selected architectural style rather than as a required decorative motif.

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

- Mountain-inspired homes should generally use stone, masonry, timber, or other visually substantial materials to establish a strong foundation. Stone is not required on Traditional / French Provincial, Modern Farmhouse, or Acadian homes when the proposed material palette is authentic to the selected style.
- A single primary material may dominate the elevations when appropriate to the selected architectural style, provided the design includes sufficient variation in plane, openings, trim, porches, roof forms, or complementary materials to avoid a flat or repetitive appearance.
- 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.
- Warm whites and muted taupes.

- Muted earth tones.

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

Highly saturated or bright colors are prohibited.

Windows and Doors

Windows and doors are critical architectural elements that contribute to the character, scale, and craftsmanship of each residence. Their proportions, grouping, trim, muntin patterns, and finishes shall reinforce the selected architectural style while supporting Longleaf's emphasis on natural light, views, and indoor-outdoor living.

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:

- Window arrangements that create rhythm and balance and are proportioned appropriately to the selected architectural style.
- Large areas of glazing on elevations facing golf courses, open spaces, and significant views, particularly for mountain-inspired and Modern Farmhouse residences, provided the glazing is organized into well-proportioned compositions.
- Divided-light or vertically proportioned windows used where appropriate to Traditional / French Provincial, Modern Farmhouse, or Acadian architecture.
- Deep window recesses and substantial trim details.
- Dark bronze, black, charcoal, stained wood, muted painted finishes, warm white, or other colors that are consistent with the selected architectural style and overall exterior palette.

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.
- Window mullions/ muntins shall be on the exterior face of the glass. Windows with between the glass mullions/ muntins is prohibited.
- 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, clean-panel, or other architecturally detailed designs appropriate to the selected style.
- Recessed panels and decorative hardware.
- Window configurations compatible with the architectural style of the residence.

The following are prohibited:

- Stark bright-white garage doors that create excessive contrast with the residence.
- 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.

Architectural Details

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

Style-Specific Architectural Details

Architectural details shall reinforce the selected architectural style and should be used with restraint. The ARB will evaluate details based on authenticity, proportion, craftsmanship, and their relationship to the overall composition.

- Mountain-inspired details may include substantial timber beams and brackets, stone chimneys and bases, deep overhangs, exposed rafter or purlin expressions, and large openings oriented toward views.
- Traditional / French Provincial details may include restrained masonry or stucco surrounds, dormers, chimneys, shutters, carefully proportioned arches, and vertically organized openings.
- Modern Farmhouse details may include simple gable forms, board-and-batten siding, straightforward porch posts and beams, standing-seam metal accents, and clean but substantial trim.

- Acadian details may include deep porches, columns, dormers, shutters, raised masonry bases, simple brackets, and other climate-responsive Southern details.

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 while remaining consistent with the selected architectural style.

Appropriate elements include:

- Exposed beams or structural timber elements where appropriate to the selected style.
- Brackets, corbels, or similar support expressions where architecturally appropriate.
- Deep window surrounds.
- Substantial fascia and trim.
- Timber accents where consistent with the selected style.

Trim may be stained wood, painted wood, engineered wood products, masonry, stucco, metal, or other approved materials that reinforce the selected architectural style and overall color palette.

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.
- Pools shall be in-ground, gunite or fiberglass construction. Above ground pools are prohibited.

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, and/ or with paver borders.
- Decorative concrete or stone paver driveways and walkways.
- Decorative brick, concrete or stone paver aprons are encouraged.

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.

Sidewalks

It is the responsibility of every homeowner to install their portion of the community sidewalk system located on the street sides of their lot.

General Requirements

- Sidewalks shall be concrete and be constructed to conform with city engineering standards
- Location and layout of sidewalk shall be in conformance with the entire community's engineered site plan. Deviations for unique site conditions shall be reviewed and approved by the ARB.

All sidewalk 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.
- 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.

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

Schematic Design Submittal

Applications shall include a site plan, floor plans and exterior elevations.

This submission is optional. It allows an applicant to have the ARB provide preliminary comments about the proposed house and property of the extent it complies with the architectural standards.

Construction document submittal

Applications shall include the complete construction document set of drawings, exterior finish selections including colors for approval, landscape design., and any other items requested by the ARB necessary for the review and approval of a project.

Incomplete applications may be returned without review.

Approval by the ARB is required prior to the start of construction.

Application Fees and Process

Design review application fees shall be set annually by the LongLeaf HOA.

Schematic design submittal shall be 25% of the total fee. 100% of the fee shall be paid prior to the construction document review.

Upon request, the ARB shall provide the necessary forms required for design submissions

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.