

Gates Bluff Architectural Guidelines

Purpose

This document should be used as a general guideline in the design, construction, and landscaping of all homes in Gates Bluff.

The Architectural Control Committee must make final approval of all plans. Prospective homeowners and speculative builders are asked to incorporate the elements listed here in their plans before submitting them to the committee.

- 1 A complete set of plans, including front, side and rear elevations with appropriate detail, will be required to be submitted to the Architectural Review Committee.

 - 2 Simple massing and "clean" designs are desired. Many windows of different sizes and shapes, multidirectional siding, towers, too many materials and "wild shapes" will not be permitted. Tudor homes will not be allowed.

 - 3 Two story houses to have a minimum of 2,000 square feet of area, one-story homes, 1,800 square feet, excluding garages.

 - 4 Houses to have a minimum setback of 40 feet from the front property line and 5 feet from the sidelines, assuming the septic fields permit. Creek front lots to have a minimum setback of 100 feet from the creek assuming the septic fields permit. Grassing will not be allowed within 60 feet of the creek unless unusual circumstances exist. Selective thinning will be allowed between house and creek. The Architectural Control Committee must approve this.

 - 5 All rear decks with street exposure to have lattice around the piers.

 - 6 Pitch of roof on all traditional two-story houses to be no less than 8 to 12.
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Gates Bluff Architectural Guidelines, Continued

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- 7 Roof rafters on traditional houses are to be set on a 2' x 6' plate that will sit on the ceiling joist.
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- 8 All brick houses to have jack-arches over downstairs front windows on the main body.
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- 9 Windows on traditional houses to have 9 over 9 panes on the first floor or snap-in dividers.
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- 10 All foundations will be brick. Combinations of brick and stone will be discouraged. Wooden foundation vents will be required on the front of main body of traditional houses.
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- 11 All exposed flashing to be copper, or baked on enamel (brown) aluminum.
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- 12 All chimneys exposed from the ground up on traditional houses must have two breaks for washes with the top section being 4' wide, 2' deep, and having a decorative cap. Chimneys should be a minimum of 4' above the ridgeline of the house. The intent is to get good chimney height and detail from the front of the house.
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- 13 All roofs to be cedar shake, slate, or Hendrix tile, or GAF Timberline (340 lb) Class A. Slate blend and weathered wood are the only two colors of the GAF timberline allowed. The existing house will be an exception to the above roof restriction.
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- 14 All exterior wood steps must have closed risers.
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- 15 All homes to incorporate a minimum landscaping allowance (planting) of \$500.00.
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Gates Bluff Architectural Guidelines, Continued

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- 16 Front entry garages will not be permitted except in unusual circumstances.
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- 17 Driveways should curve into the site to provide tree cover between the house and the street.
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- 18 Once a lot is cleared, stone needs to be put down immediately to stabilize the driveway and reduce mud on streets, etc.
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- 19 The ditch line (even though in the right of way) will be considered part of your lot and maintenance of grass, landscaping, etc.; will be the owner's responsibility.
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- 20 Freestanding storage sheds, workshops and garages must be designed and located as an integral part of the house. Fencing should also be integral to the design of the house and not consume the entire rear yard so as to define lot lines. The Architectural Committee must approve the above.
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- 21 All wood sided houses should be painted or stained with solid stains. Semi-transparent stains will not be allowed.
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- 22 Yards are an important element in Gates Bluff. Grass will be encouraged. Prior to clearing the exact area of grassing, plus an overall concept of the landscaping plan must be approved by the Architectural Committee
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- 23 The Gates Bluff Architectural Control Committee must approve all brick selections, mortar, exterior colors, (including roof materials) and stakeouts before lots are cleared. The Committee is very particular about exterior colors. White trim on traditional houses will be encouraged. Blues and blue-grays will be discouraged on shutters and doors.
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Gates Bluff Architectural Guidelines, Continued

- 24 Mail post shall be the standard Gates Bluff 4 x 4 mail post, painted gloss bright white with brass numbers. Mail post cap shall be brass, copper, or verdigris in color. Mailbox shall be the standard large mailbox, dimensions 15" H, 11" W, and 23 ½", D, painted gloss black.
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- 25 Any homeowner may display one (1) portable, removable flag, not larger than 4 ½ feet by 6 feet, that represents the United States, State of Virginia, college or university, Army, Navy, Air Force, Marine Corps, Coast Guard, or a POW-MIA flag. Such flag must be displayed correctly and respectfully.

Any homeowner may erect one (1) freestanding flagpole, no more than 20 feet high. The flagpole must not interfere with sightlines at intersections, be erected upon an easement, nor within 15 feet of a neighboring property line. The flag for such pole should be no larger than 4 ½ feet by 6 feet and meet the same criteria as the portable, removable flags stated above (type of flag and respectfully and correctly displayed). The Board reserves the right to approve the location on the property.

The flagpole should be constructed of aluminum, and colored silver or white. The flagpole should be constructed so that it does not emit any sound (i.e. metal clanging) or have electrical lighting, or other attachments having nothing to do with the flag.

Flagpole proposals should be submitted to a Board Member on the Architectural Review Application form.

- 26 Septic drain fields should be fine graded and seeded (not mulched) in such a manner that surface water will drain properly. In addition, gutters may be required to divert water from the roof away from drain fields.
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- 27 Satellite dish size and location should be approved by the Architectural Review Committee.
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