

DESIGN GUIDELINES

HERITAGE PARK ESTATES

I. PURPOSE:

The purpose of the Heritage Park Architectural Control Committee (“ACC”) approval process is to ensure the standards set forth in the Design Guidelines are consistently followed with each project completed in the community. The review process assures the integrity of the requirements are met with each project, thereby enhancing the visual appeal as well as the value of individual properties in the community. The Design Guidelines may be updated from time to time and will then be subsequently published to the community via the website.

II. REVIEW PROCESS:

The Declaration of Covenants, Conditions, and Restrictions (“CCR’s”) refer to the Design Guidelines which are established to provide a more specifically clarified set of requirements that projects in the community should adhere to when desiring approval. These guidelines are established to maintain both individual opportunities for unique design while maintaining important standards intended to create a more beautiful and harmonious community. Each individual lot and project is unique, so what may be reasonable to permitted in one unique situation may not be acceptable on another lot or project, but the intent is to make repeatable decisions based on the circumstances of each project. Any variance granted shall be in writing and recorded in public record upon approval and will be applicable only to that project and lot, with the cost of such process paid by the applicant requesting variance.

The process of making a Formal Submittal for Review is as follows. Submit electronic (PDF) copies of the complete construction plans, site plan and all related application documents to the ACC (or Developer prior to transfer date). Include the Application Fee (\$250.00) made payable to the Heritage Park HOA. *No work may begin on the site prior to gaining formal approval. Starting work prior to approval may result in a \$2,500 Fine.*

III. PURPOSE OF THE ARCHITECTURAL DESIGN GUIDELINES:

The CCR’s define the square footage minimums, set back requirements, height requirements, and other fundamental and measurable requirements that must be met. Thus, these design guidelines are not intended to replace the CCR’s, but rather to give additional color and clarity to some of the more subtle design aspects to properly set expectations for what can be expected to gain approval through the review process. Our goal is to provide clear guidelines, in layman terms, that allow for all submitted projects to conform to expectations and thus be easy to approve.

IV. ACCEPTABLE ARCHITECTURAL STYLES:

Architectural styles that are considered suitable in the community are Tudor, Mediterranean, French Country, Texas Vernacular, Colonial Revival, Craftsman, Mid-Century Modern, Transitional and Modern Farmhouse.

Tudor:



Tudor architecture, popular in the U.S. during the 1920s and 30s as Tudor Revival, is a stately and historical style based on late Medieval English prototypes. It is easily recognized by its storybook charm and distinctive, often asymmetrical, features. Key characteristics include steeply pitched gable roofs, decorative half timbering, elaborate, massive chimneys, tall, narrow windows and use of arched entryways.

Mediterranean:



Mediterranean architecture is an elegant and timeless style inspired by the coastal regions of Spain, Italy, and Greece, known for its emphasis on natural materials, a strong indoor-outdoor connection, and features designed for warm climates. Key characteristics include tile roofs, stucco walls, arches and columns, wrought iron details and simple lower pitch hip roofs.

French Country:



French Country architecture combines rustic, rural charm with elegant, old-world style, drawing inspiration from farmhouses and manors in regions like Provence and Normandy. The style became popular in the U.S. after American soldiers returned from World War I, bringing design ideas back with them. Key characteristics include Steep Pitched, Hipped Roof Forms, Curved Eaves, Roof Dormers, Accent Metal Roofs, Masonry with Timber Accents, Generous Front Porches, Tall Windows, Rustic Shutters, Beamed Ceilings and walls and Stone Fireplaces.

Texas Vernacular:



Texas Vernacular architecture is a functional, regional style built using local materials like stone, wood, and adobe by local builders rather than formal architects. Its characteristics include simple, rectangular forms, large porches for shade, steeply pitched roofs to shed rain, and features adapted to the climate, often blending existing styles over time.

Colonial Revival:



Colonial Revival is an American architectural style that flourished from roughly 1880 to 1940, blending elements of earlier Georgian, Federal, and Greek Revival styles with a new sense of national identity. Key features include symmetrical facades, double-hung windows often with multi-panes, and grand central doorways with details like pediments, columns, and sidelights. The style is also noted for its larger scale and more robust appearance compared to its predecessors, with features like hipped or side-gabled roofs and prominent porches.

Craftsman:



Craftsman is an architectural style characterized by low-pitched roofs, wide overhanging eaves, exposed rafters, and large front porches with tapered columns. The style emphasizes natural materials like wood and stone, handcrafted details, and a connection to nature, contrasting with the ornate Victorian style. Inside, Craftsman homes typically feature natural wood trim, exposed beams, built-in furniture, and open floor plans.

Mid-Century Modern:



Mid-Century Modern architecture is a post-World War II design movement (roughly 1945–1975) that emphasizes functionality, clean lines, large windows, and a seamless connection between indoor and outdoor living. It was influenced by the Bauhaus and International Style movements and celebrated the use of new, modern material. Key characteristics include clean lines, geometric shapes, integration with nature and open floor plans. There is typically minimal ornamentation with the focus on the inherent beauty on the materials used and the structural form itself.

Transitional:



Transitional architectural style blends modern and traditional elements, creating a clean yet warm, timeless design. It features a neutral color palette, clean lines, and a mix of traditional and contemporary furnishings, aiming for a look that is sophisticated without being stuffy or overly minimalist. Key features include Shaker-style cabinets, textured or natural wall coverings, and natural materials like wood and stone for warmth and depth.

Modern Farmhouse:



The modern farmhouse architectural style blends the rustic, cozy charm of traditional farm living with the clean lines, neutral palettes, and open floor plans of contemporary design. This aesthetic emphasizes comfort, simplicity, and functionality, often incorporating industrial accents and natural materials to create a sophisticated, yet inviting, home. Key architectural and design elements include prominent use of vertical board-and-batten or horizontal siding, often in white or light gray with black window frames for contrast. Other common elements are steep gable roofs (sometimes with metal roofing accents), large, covered porches, and minimal exterior ornamentation.

The above Architectural Style explanations certainly do not fully cover the full spectrum of variations to each particular architectural style. But the key characteristics and attributes of each style presented will be present in all of the vast variations of each architectural style. As you can see there are many different acceptable styles providing a robust level of options to select between when designing your new dream home. The wide variety of acceptable styles is intended to shepherd the community toward having a broad variety of unique home styles, all with beautiful premium finishes, and a warm reprieve from the cookie cutter styles found in most communities in the market today! So have fun and enjoy the process of designing your dream home and creating something completely unique to call home in Weatherford's absolutely finest custom home community!

V. GARAGE DOORS:

Garage Doors should predominantly face the side or rear property lines, however an accessory door may face forward in certain cases with prior approval. In future Phase 3 the homes may have front facing primary garage doors with design approval but will be required to set back at least 20' further to the rear than the front door of the house and will require premium quality wood or glass garage doors.

VI. FENCING:

Fencing will be required to be of a uniform standard throughout the community. The uniform side and back yard fencing standards are 5' wrought iron fencing or 5' pipe fencing. Masonry walls will be considered for approval on a case-by-case basis. In certain cases, board on board wood privacy fencing may be permitted to block from view areas outside of the community from view inside of the community, such as areas where lots back up to adjacent neighborhoods or other tracts of land not part of the community. In some cases, wood privacy fencing will be considered in small sections to create breaks in view corridors to enhance privacy between back yards. In these special cases the height and style of the privacy fencing will be required to match the uniform style guideline and construction methods for the community. All back yard and side yard fencing must either fall on the property line or AT LEAST 20' from a property line. In cases where front yard fencing is desired the fencing must be constructed of black wrought iron fencing terminating at the front easement boundary line so that all front fences match and are the same distance from the road edge.

VII. POOLS:

Pools must be built in a position that places the pool behind the primary home and not visible from the road in front of the house. Pool equipment must be screened from view of the roadway and adjacent properties.

VIII. PROPANE TANKS:

Propane tanks must be either buried or if above ground, fully screened from view of the roadway or adjacent properties.

IX. MONOTONY:

Monotony shall be avoided. There is a desire to have a diverse and varied streetscape while moving through the community. Material selections, colors and styles should not replicate homes that are nearby the property. Final decisions on monotony will be made on a case-by-case basis by the ACC.

X. DRIVEWAYS:

Driveway aprons should be standard gray concrete to match the community roadways. Decorative colors or finishes may be considered for approval beyond the standard apron. No on

street parking is permitted, so please plan accordingly to meet your residential parking requirements. Circle driveways are permitted. 14' wide driveways are encouraged but all driveways should be a minimum of 12' wide. Driveways and garage approaches shall be at least 5' from side property lines.

XI. OUTDOOR LIGHTING:

Outdoor lighting shall be warm white or gas fired. No commercial lighting or bright white lighting shall be installed. Dark Sky style lighting design is preferred. Eave flood lights are discouraged, but when used should have shields. Under no circumstances shall light or glare extend to the roadway or to adjacent lots. Sports courts require box or down lighting and must be approved prior to installation, with potential impact on neighboring homes considered in the approval process.

XII. LANDSCAPING DESIGN:

Landscaping design should include a front yard with no more than 85% of the area covered in turf grass. Landscape beds shall be a minimum of 15% of the total area in the front yard with edging properly installed and maintained. Inclusion of trees, shrubs, perennial flowers, boulders, and other decorative features should be included in the bed design. No artificial turf shall be installed in the front or side yards of any homes. Artificial turf may be installed in the back yards. All front yards shall have a minimum of three hardwood trees. Saved existing hardwood trees with a caliper size of at least 6" shall count towards the minimum front yard tree count. Plant types that are native to the area are preferred. Please avoid exotic non-water wise plantings. Bermuda or Zoysia grasses are required for all turfgrass installations. No St. Augustine should be utilized unless approved in advance and will only be considered with deeply shaded applications. Lot owners are responsible for proper maintenance of the bar ditches to avoid erosion or silting. Depths of bar ditches shall be maintained as originally developed and all culverts shall be of adequate size to allow for planned runoff to be uninterrupted.