

QUAIL RIDGE – PHASE 1 (LOTS 1 – 53)
ARCHITECTURAL REVIEW COMMITTEE
Supplemental Design Guidelines

July 25th, 2022

Pursuant to the Covenants, Conditions, and Restrictions for Quail Ridge, the following guidelines will be part of ARC review for the development of Quail Ridge, Lots 1 through 53.

Residence Size & Location

- 2,000 SF minimum for single story. 2,400 SF minimum for two story.
 - Basements do not count towards minimum size.
- More than two (2) stories above natural grade is not allowed.
- Building Setbacks are provided graphically on development exhibit “SB”.
 - Side and rear setbacks are 35’ for all lots.
 - Lots 1-42:
 - Front Setback is 120’.
 - Lots 31 & 32 shall front Sunset Lane.
 - Lots 1-18 Setbacks are measured from the FM 1585 R-O-W.
 - Lots 19-43 Setbacks are measured from front property lines.
 - Lot 29 shall have a front setback from both Sunset Lane and Quail Hollow Road.
 - Lots 43-53:
 - Front Setback is 80’.
 - Lots 43-53 Setbacks are measured from front property lines.
 - Lot 48 shall have a front setback from both Sunset Lane and Quail Hollow Road.
- Finish Floor Elevations must be a minimum of 12” above natural grade, EXCEPT THAT on Lots 1 through 6 and Lots 21 through 26 the minimum finish floor shall be 3325.5’ of elevation AND Lots 17, 18, 35, and the 36 minimum finish floor shall be 3317.5’ of elevation. Finish floor elevations should be built 12” minimum above the creek’s spillway ledge that is on Lot 33. It is each lot owner’s responsibility to build above these minimum finish floor elevations and as required to slope terrain away from residence for proper drainage.

Architectural Guidelines

- Pre-manufactured homes, mobile homes, and barndominiums shall not be allowed.
- Garage doors on any structure must not face the street, they can face to the side or rear.

- Driveways shall be a minimum of twelve feet (12') wide and shall be constructed of concrete or other material as may be approved by the ARC. Any concrete or other material utilized must have a minimum strength of 2500 PSI. Driveway connections to existing roads must be done with an expansion joint and may not be doweled into the existing roadway paving.
- When traditionally framed, floor plate & ceiling heights shall be nine feet (9') minimum.
- Gabled roof elevations facing the street must use a minimum pitch of 10/12 on the gables, while the main roof may be a lower pitch where not gabled.
- Hip roofs are allowed and shall not be less than a 4/12 pitch.
- Parapets and low slope or 'flat roofs' are allowed.
- No more than four (4) veneer types or colors are allowed per residence.
- Galvanized or reflective roofing and siding are not allowed when visible from adjacent lots or street.

Outbuildings, Barns, Storage Buildings:

- Buildings other than the main residence must not be closer to the street than the main residence.
- No barn or outbuilding structure shall exceed thirty-five feet (35') in height.
- Detached accessory buildings, guest houses, and pool houses are limited to a single sleeping unit within that accessory building. Their use is restricted to non-rental/single-family use per the Restrictions.

Fences & Gates

- If constructed, entry gates should not be closer than twenty feet (20') to the road pavement.
- Garage doors must not face the street, they can face to the side or rear.
- Fences installed between the home and the front of the lot shall not exceed five feet (5') in height. Fences in line with, or behind, the residence shall not exceed ten feet (10') in height.
- Chain link, barb wire, or hot wire fencing are not allowed.

Utilities: Power, Phone/Data, Water, Septic

- Power and data services are available from the rear of the properties.
- Service may be extended more than two-hundred feet (200') from the rear of the lot above ground/overhead.
- Outside of the area two-hundred feet (200') from the back of the lot, all phone/data/power must be underground.
 - Refer to the attached and incorporated supplemental drawing regarding creek crossing. Crossings must be underground conduits consistent with that design.

- Septic Systems and leach fields not to be placed within seventy-five feet (75') of property lines and one-hundred feet (100') of creek or pond improvements.
- Each owner is responsible for providing and maintaining their own domestic water well, refer to Restrictions.
- Natural gas service is currently not available. If used, on-site propane storage tanks must not be in building setback areas and must be screened from public view.
- Vehicles exceeding 25,000 lbs GVW are not allowed on the private development roads.

Animals / Livestock

- Common Household pets (dogs/cats) are allowed (not to exceed three (3)).
- Constantly-caged pets kept inside are allowed per restrictions.
- For lots less than four acres (4AC) in size:
 - Not more than two (2) horses, cows, pigs, goats, or sheep are allowed.
- For lots four acres (4AC) in size or larger:
 - Not more than four (4) horses, cows, pigs, goats, or sheep are allowed.
- No llama or emus.
- Not more than fifteen (15) chickens or poultry are allowed per lot.
- Any other animals not mentioned in this section or in the Restrictions must be approved by the POA.
- All animals must be fenced and shall not be allowed to roam freely. Each owner must tend to and clean after their animal to ensure it is not a nuisance to neighbors in accordance with the Restrictions.

Landscaping

- Drought resistant landscaping such as bark mulch or natural rock or stone at least three-quarter inch ($\frac{3}{4}$ "") in size is permissible but may not cover more than fifty percent (50%) of the front yard. If these are used, a weed barrier is required.
- Artificially colored rock, sand, recycled glass, or rubber landscaping are not permissible.
- Artificial turf is allowed, but color must be very similar to natural grass, yarn fiber must have a height of at least three-quarter inch ($\frac{3}{4}$ "") and have a manufacturer's warranty against discoloration for at least three (3) years. Turf may not be used to cover more than seventy-five percent (75%) of the lot.
- All landscaping must be maintained to ensure the absence of weeds and dead, dying, or diseased living plant materials.
- All grasses such as Bermuda, St. Augustine, Bluegrass, Ryegrass, Fescue, or Zoysia must be irrigated and permanently maintained.

- Fields of native prairie grasses including switchgrass, bluestem, blue grama, buffalograss, western wheatgrass, indiangrass, and sand reedgrass are allowed to be planted and to grow naturally, so long as reasonably maintained and may be grown without regular mowing or irrigation as they would have in their natural state. Fields must not be for purposes of commercial farming but may be grown for purposes of personal livestock grazing. Any weed or grass exceeding twelve inches (12”) in height shall not be allowed.
- No lot shall be left as raw dirt without installation of some form of cover crop, planting, or xeriscaping for more than three (3) months after existing crop removal or time of purchase if no crop is present.

Exterior Lighting

- The following outdoor lighting requires shielding:
 - Low and High Pressure Sodium or metal halide lights.
 - Fluorescent, quartz-halogen, or incandescent lights over 150W per luminaire.
- Any outdoor neon lighting shall not be visible from the street.
- In order to maintain consistent color temperatures of outdoor lighting in the development: Façade and landscape lighting located on or in front of the residence on the street side shall be 3000K or less. This excludes non-permanent holiday lighting.
- No exterior light shall be installed or situated such that neighboring lots are unreasonably illuminated or affected.

Trash and Collection

- Common trash collection areas are provided and maintained by the POA.
- Lots 1-18 are allowed to obtain their own trash collection service, however, the containers must be kept out of the building setback areas and must be screened from view from the street and from adjacent lots.
- Lots 1-18 are allowed to use the common area trash collection service and opting to obtain private trash collection does not relieve lot owners from POA dues for shared trash collection expenses.
- Lots 19-53 are not allowed to have private trash collection, with the exception of trash containers during construction.

Creek and Ponds

- The creek shall not be dammed. Disruption or pollution of the creek or pond water is prohibited.
- Fencing may cross the creek along property lines but shall not restrict water flow.
- The creek is to be fed by (2) common wells that are to be maintained by the POA.
- Each owner is responsible for aeration and maintenance of their portion of creek and/or ponds.
- The creek and/or ponds connected to the creek can be expanded but may not exceed seven Acre Feet (7AC/ft) in volume per lot. Plans and specifications of the pond expansion must

be submitted to the Architectural Review Committee for approval and pond expansions must be lined in a way to prevent water loss.

- Refer to “Creek Crossing” diagram for additional requirement adjacent to lot lines.

Mailboxes

- Common area mailboxes provided shall be used as required by post office.