

GREEN PASTURES - RESIDENTIAL ARCHITECTURAL REVIEW GUIDELINES

Guideline Areas

Traditional Guidelines

All homes on Palm Drive, Eagle Court, Emmaus Road, Calvary Road, Wilderness Road, & Sparrow Road.

Neighborhood Guidelines:

All homes on Collins Road, Damascus Road & Maranatha Drive.

Family Guidelines:

All homes on Dove Street, Morning Star Drive, Crown Drive, Grace Drive, Carmel Drive, Advent & Pearl Courts, Restoration Drive, Emmaus Road west of Damascus, & Rainbow Drive Lots 2330 & 2387.

Architectural proportions:

Design philosophy

-Structure design is to be consistent in form and color to reinforce the traditional neighborhood.

-Structures are encouraged to be designed to reinforce the traditional neighborhood.

-Same.

-Structures in this area will be required to be compatible.

-Same.

-Same.

Massing

-Complement balance with neighboring structures.

Same.

-Same.

-All homes shall have at least six (6) exterior corners.

-Same.

-Same.

Building Entry	-Porches, entry patios, steps, landings, railings are encouraged.	-Same.	-Same.
Doors and Windows	-Paneled windows and doors encouraged.	-Same.	-Same.
Shutters	-If shutters are used, it is recommended they be half the window width and full vertical dimension.	-Same.	-If shutters are used, it is recommended they be the full vertical dimension of the window.
Window and door openings	-Should be logically organized.	-Same.	-Same.
Roof pitch and shape	-Minimum 8:12 pitch is required.	-Minimum 6:12 pitch is required.	-Minimum 5:12 pitch is required.
	-Must be one break in roof line.	-Same.	-Same.
	-Dormers are encouraged on 1 and 1 ½ story homes.	-Same.	-Same.
Building Size (Heated Area)	-Minimum 2,200 square ft. for two-story homes.	-Minimum 2,000 sq. ft. for two-story homes.	-Minimum 1,400 sq. ft. for two-story homes.
	-Minimum 1500 sq. ft. for ranch homes.	-Minimum 1,400 sq. ft. for ranch homes.	-Minimum 1,100 sq. ft. for ranch homes.
	-Minimum 1,400 sq. ft. on first floor for 1 ½ story homes.	-Minimum 1,200 sq. ft. on first floor for 1 ½ story homes.	-Minimum 1,000 sq. ft. on first floor for 1 ½ story homes.
Garage Doors	-Front-load garages shall not protrude	--Same.	-Front -load garages may protrude

	beyond the front facade of the house.		beyond the front facade of the house if the house is not located across from Trinity Park or on the courts.
Garage Doors Continued	-Wood or steel-raised panel doors encouraged.	-Same.	-Same.
	-Double car garages must have two (2) separate doors, if they face the street.	-Same	-Double car garages may have a single garage door provided it is painted the same color as the body of the house.
	-A maximum of two (2) garage doors may face the street.	-Same.	-Maximum of one double or two single garage doors may face the street.
	-Maximum of three (3) single garage doors.	-Same.	-Maximum of three single garage doors.
	-Garage doors should be color of body of house or white.	-Same.	-Same.
Detached Garages	-Maximum size is 24 X 24 feet.	-Same.	-No detached garages permitted.
	-Minimum size is 12 X 20 feet.	-Same.	
Driveways	-No wider than 2 ft. outside of garage doors.	-Same.	-Same.
	-All driveways shall be paved with concrete, asphalt, brick or concrete pavers.	-Same.	-Same.
	- Driveways should be grouped and staggered to provide expansive lawn area between	-Same.	-Same.

	lots.		
Front porches	-Covered front porch or entry patio required. (Patios do not need to be covered.) -Porch or patio entry must be at minimum 6 ft. in depth and 10 ft. in length. This shall be uninterrupted space and cannot include a 3 ft. wide path to the front door.	-Same. (Patios do not need to be covered.) -Same.	-Same. (Patios do not need to be covered.) -Same.
Exterior finish materials	-The use of wood, stucco, brick or stone will be required.	-The use of wood, stucco, brick or stone is encouraged -High quality vinyl or aluminum siding may be used in conformance with these standards.	-Same. -Same.
Exterior finish	-Material used on the front elevation should be used consistently on the sides of the home.	-Same.	-Same.
Brick	-Brick size may be standard or jumbo. -Traditional brick detailing is encouraged.	-Same. -Same.	-Same. -Same.
Clapboard	-Pre-approved manufacturers and styles are: 1. Beldon Rosewood. 2. Glen Gary 1 HB -Clapboard shall have a maximum 4 1/2"	-Same. -Same.	-Same. -Same.

	exposure and be flush trimmed at corners.	-Same.	-Same.
	-May be used in horizontal bands only.		
Vinyl or aluminum siding	-Not permitted.	-Siding shall have a maximum 4 ½ in. exposure.	-Siding shall have a maximum 4 ½ in. exposure.
Stucco	-Stucco should have a smooth sand finish.	-Same.	-Stucco not to be heavily textured.
Roofing materials	-Materials may be wood shake or fiberglass shingle, slate, or seam metal.	-Same.	-Same.
	-Fiberglass material must be dimensional shingle and have a minimum square weight of 275 with a 25 year warranty.	-The standard is the same, except that the fiberglass dimensional look is required.	-Fiberglass material must have a minimum square weight of 235 with a 20 year warranty. The dimensional look is required.
Color	-Paint and roof colors must be complementary.	-Same.	-Same
	-Pre-approved colors of paint include :	-Same.	-Same.
	<ul style="list-style-type: none"> •Tru-Test Colonial Colours from the "Historical Collection" •Sherwin Williams "Heritage Colors" •Martin Senor " Williamsburg Colors" •Benjamin Moore "Historical Color Collection" •Pratt & Lambert "Solid Hide Rustic Stains" •Majestic Paint "Historic Restoration Colors" 		
Chimneys	-All chimneys are required to be	-Same.	-All chimneys are encouraged to

constructed with brick or stone. Other masonry appearing material such as stucco stone may be allowed in certain cases.

be constructed with brick or stone. Any chimney on the front or side of a home or on a home located on a corner lot are to be constructed of brick, stone or other masonry appearing material such as stucco stone. Any chimney located on the back of a home may be constructed with vinyl or aluminum siding.

Foundations

-All basements are to be poured concrete walls.

-Same.

-Same.

-Crawl spaces may be concrete block.

-Same.

-Same.

-Homes constructed on walk-out lots are to be finished to grade around the entire exterior of the house.

-Same.

-Same.

Landscape Standards

Design philosophy

-Landscape elements should work together to define outdoor space.

-Same.

-Same.

-Front lawn areas are an important element in the neighborhood.

-Same

-Same.

Street Trees

-Minimum of two (2) trees, 2 in. caliper, single leader, broad full specimen to be planted between sidewalk and curb.

-Minimum of one (1) tree, 2 in. caliper, single leader, broad full specimen to be planted between sidewalk and curb.

-Same as Neighborhood Guidelines.

-Location and species to be in accordance

-Same.

	with the Marysville Street Tree Commission.		-Same.
Lot Landscaping	-Minimum of three (3) trees, 2 in. caliper shall be required in the front yard of each lot. No more than one (1) of these trees is to be evergreen.	-Same.	-Minimum of two (2) 2 in. caliper trees shall be required in the front yard of each lot. Not more than one (1) to be an evergreen.
	-There shall be a continuous landscape treatment across the front elevation of the home.	-Same.	-Same.
	-Yard shall be seeded or sodded within six (6) months of occupancy.	-Same.	-Same.
	-All landscaping and trees shall be planted within six (6) months of occupancy.	-Same.	-Same.
Hardscape materials	-Walls, walks, terraces, pools, private gardens and garden structures should be constructed out of materials that complement the home.	-Same.	-Same.
	-Stone, brick, concrete, unistone pavers and treated wood are encouraged.	-Same.	-Same.
Fences	-Fences will be permitted within an area that extends 30 ft. to the rear and 15 ft. in front of the house. No fences will be permitted to be wider than the house or occupy side yards.	-Same.	-Same.
	-Tall privacy fences should be limited to	-Same.	-Same.

the rear yard and not exceed 6 ft. in height.

-Same.

-Same.

-Front yard fences may not be higher than 3 ft. and, if used, picket fences are encouraged.

Community Standards

Sidewalks

-A 6 ft. wide sidewalk will be required on each lot with the exception of Eagle Ct.

-A 5 ft. wide sidewalk will be required on these lots.

-Same as Neighborhood Guidelines.

Building Heights

-Maximum height of primary structure shall be 2 ½ stories or 35 ft.

-Same.

-Same.

Building pad elevation

-Architectural Review Committee will approve all grading plans and first floor elevations.

-Same.

-Same.

Mailboxes

-All mailboxes to be initially provided by Developer. Owner must replace mailbox (when necessary) with mailbox of identical design and material as initially supplied by Developer.

-Same.

-Same.

Satellite Dish/Antenna Location Policy

Under Section 2.05 of the Green Pastures Residential Architectural Review Guidelines And Declaration Of Residential Deed Covenants no “satellite dish or other apparatus for transmission or reception of television signals” may be “erected, used or maintained on the Property...without the prior written approval of the Committee.”

In order to simplify the enforcement of this Section, The Committee has adopted the following policy regarding satellite dishes, etc. which are one meter or less in diameter to be placed for the reception of television signals. Such satellite dishes, etc. in compliance with the following policy do not need written approval of the Committee. Satellite dishes, etc. which are more than one meter in diameter are not allowed in any instance without written approval of the Committee.

In conjunction with other Sections of the Green Pastures Residential Architectural Review Guidelines An Declaration Of Residential Deed Covenants regarding refuse containers, fences, clotheslines, etc., the goal of which is to have an aesthetically pleasing development, satellite dishes, etc. which are one meter or less in diameter shall be laced in such a way that they will not be visible from the street, unless it can be shown to the Committee that such placement will impair reception of an acceptable signal. Should it be felt that acceptable reception is impaired by such placement, the party wishing to install said satellite dish, etc. shall immediately contact the Committee to reach an agreement as to proper placement and possible painting or screening of said satellite dish, etc. in such a way as to be aesthetically pleasing without impaired reception.