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JORDAN **J** POINTE

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ARCHITECTURAL GUIDELINES AND ARCHITECTURAL REVIEW BOARD PROCEDURES

SEPTEMBER 2015
(Revised 29 January 2018)

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Revisions (Future revisions, additions, deletions, etc. to be indicated as shaded, dated and as described / noted): Three Car Front Load Garages, page 16, 18 April 2016; Basketball Goal revisions, page 24, 29 January 2018

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ARCHITECTURAL REVIEW BOARD PROCEDURES

OVERVIEW

Jordan Pointe is a residential community and will include community amenities such as walking trails, pool, cabana, pocket parks, pedestrian bridge, playground. Residential homes will be single family detached and will include a variety of home sizes, elevations and color packages as well as a mix of side-load and traditional front load garages.

ARCHITECTURAL GUIDELINES INTRODUCTION

The Architectural Guidelines (Guidelines) embody what the Jordan Pointe community vision and goals as realized by the Developer / Owner from it's inception and should continue to be in the future and throughout the progress of the community's growth and full completion. These Guidelines will be the primary vehicle for establishing and maintaining the architectural character for any and all residential development that is unique to the Jordan Pointe community. The Guidelines may be periodically updated as required. The Architectural Review Board (ARB) and the Developer / Owner has full authority over the Guidelines and Review Procedures and has the right to alter, change, overrule, interpret, etc. these Guidelines and ARB decisions at its discretion and at any time. Reference the Covenants for additional requirements and regulations. Reviewing is only for conformance with the Jordan Pointe Architectural Guidelines. The builder / owner is responsible for compliance with the Jordan Pointe Architectural Guidelines, Town of Apex PUD requirements, Covenants, local and other ordinances and other applicable building / safety / zoning / planning, etc. codes, regulations, etc

General: Note each Builder shall adhere also to their individual and specific requirements of their Builder Contracts as if included herein and including but not limited to responsibilities for such plan approvals for each specific lot proposed building, square footage minimums and maximums, etc.

ARCHITECTURAL REVIEW BOARD PROCEDURES - PRE-CLOSING / BUILDER SECTION

1. The Jordan Pointe ARB shall enforce the Guidelines. Proposed houses must be submitted to the ARB for final review and approval prior to beginning any construction or Lot clearing.
2. No project construction may be started without formal ARB review and approval. If any construction is started prior to such ARB review and approval, the builder may be fined and possibly removed from the builder team and if removed, all outstanding deposits will be forfeited. There may also be additional fines for violating the requirements of the Guidelines and ARB Procedures and also as required in the neighborhood Covenants.

3. Approval by the ARB does not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans or approval of any local, state or national code or ordinance. It is the applicant's sole responsibility to provide safe construction practices and meet all relevant local, state and national codes and ordinances as related to each specific construction project including but not limited to verification of setbacks, utilities, existing site features, etc. The ARB shall not be held liable for any injury, damages, or loss arising out of the manner or quality or safety of construction or any modification to a home site.
4. The ARB and Developer / Owner shall also monitor the construction process in order to ensure conformance with the approved ARB plan submittals. Any non-conformance may involve special assessments as described in the Covenants. Failure to comply with ARB requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc. at the builder's / homeowner's expense. The ARB and Developer / Owner reserves the right of entry to any property within the development for inspection purposes.
5. All ARB submittals, proposals, questions, etc. shall be submitted to the ARB via email (preferred), fax or in person to the Jordan Pointe ARB Representative, J. Michael Hubbard, Architect, PA (Tele. 919-795-6355, JMHArcitecture@aol.com) and to schedule ARB reviews and appointments. ARB Reviews and Meeting appointments will be scheduled on an as needed basis and a first-come first-served basis and may be scheduled up until the ARB Meeting if time is available. Currently there is not a specific ARB Meeting schedule and as noted will be scheduled on an as needed basis. In the future a specific day and time for ARB Meetings may be scheduled as related to additional and consistent activity.
6. Submittals shall include the ARB Submittal Checklist (in Appendix located at the rear of the Guidelines), Site Plan, Landscape Plan (generic landscape plan for all interior and corner lot conditions is acceptable, specific lot landscape plans may be required only on a case by case basis), Floor Plans, Elevations (front, sides and rear) (note the approved portfolio house marketing cut sheet is also acceptable in lieu of detailed floor plans and elevations) and color proposals on ARB Color Selection Form. All submittals shall be one copy, 8-1/2" x 11", one-side only format. Concept drawings or preliminary plans may be submitted to the ARB for review, comment and approval to proceed before more detailed plans and the final submittal are completed and submitted. Submittals not meeting these requirements will be returned for completion prior to ARB review.
7. The ARB will review each proposal (as marked up on the original ARB Submittal package) and determine if the proposal is either "Approved", "Approved as noted", "Not approved" or "Re-submit". "Approved" and "Approved as noted" submittals may continue into construction with the understanding that all ARB comments and directives are to be completed. "Not approved" and "Re-submit" directives shall be re-submitted to the ARB for ARB review and approval prior to proceeding with permitting and construction.

- 8. ARB reviews will be completed within the requirements of the HOA rules and requirements (maximum of ten business days after receipt of Submittal and pending current ARB and Developer / Owner activity schedules, holidays, etc.) after the receipt and ARB Meetings / reviews / approvals and inserted in the ARB permanent files and distributed to the builders, attendees, etc. as required via email and / or fax for builder coordination. If responses are required sooner than the HOA requirements, please coordinate a personal ARB Meeting and attend the ARB Meeting in person for immediate response and / or make such a request in writing.
- 9. Copies of the meeting summaries will be forwarded to the builder and / or homeowner and others (only as requested, i.e. Developer / Owner, Sales staff, etc.).

**ARB PROCEDURES FOR
ALTERATIONS AND ADDITIONS -
POST-CLOSING HOMEOWNER SECTION**

- 1. After plans are initially approved and as noted in the preceding section or after homeowners have closed on their property, the procedures of this section must be followed and completed for any alterations and additions. Note the same submittal procedures to J. Michael Hubbard, Architect, PA as noted in previous Builder Section procedures (or to the HOA Management Company after such representation is contracted and coordinating such HOA requirements) and other ARB details as noted in previous section and as noted below.
- 2. The ARB Alterations and Additions Submittal Checklist (see Appendix or as otherwise required by the HOA Management Company) must be submitted to the ARB (or as otherwise required by the HOA Management Company) for review and approval of all exterior changes or additions to your residence or property prior to proceeding with permitting or construction. The list of changes, alterations or additions includes, but is certainly not limited to the following and as noted in the Guidelines: Any addition to an existing dwelling (room additions, garages, etc.), exterior color revisions, fencing, landscaping projects (other than typical maintenance of original existing landscaping / beds and removal of dead trees / growth, etc.), hard scape projects (fish ponds, fountains, yard art, arbors, trellises, etc.), decks, porches, screened porches, patios, awnings, play equipment (other than typical mobile play equipment and toys not to remain outside of dwellings after specific use), dog houses, retaining walls, storage sheds, playhouses, satellite TV dishes, etc.
- 3. The Guidelines are in total effect concerning any alteration or addition. A copy of the Guidelines is available for reference through the ARB, Developer / Owner and HOA.
- 4. The Application submittal should include the following as required to communicate the scope of the proposed new construction: ARB Alterations and Additions Submittal Checklist, site plan (indicating the location of the proposed alteration or addition, existing building(s), property lines, setbacks, etc.), detailed construction drawings to scale (including a full view of the addition, with all exterior elevations, as it will look attached to the existing structure. A view of the entire structure is necessary to help determine balance.), drawings or photographs (as needed / showing the existing conditions before the proposed changes), samples of colors

and materials (if different from existing building), landscape plan and plant schedule (if applicable or required), perspective drawings of complex projects (as determined by the ARB), etc. Concept drawings or preliminary plans may be submitted to the ARB for review, comment and approval to proceed before more detailed plans and the final ARB Submittal are completed. All submittals shall be one copy, 8-1/2" x 11", one-side only format per previous section.

5. The ARB will review each proposal (as marked up on the original ARB Submittal package) and determine if the proposal is either "Approved", "Approved as noted", "Not approved" or "Re-submit". "Approved" and "Approved as noted" submittals may continue into construction with the understanding that all ARB comments and directives are to be completed. "Not approved" and "Re-submit" directives shall be re-submitted to the ARB for ARB review and approval prior to proceeding with permitting and construction.
6. As noted previously, ARB reviews will be completed within the requirements of the HOA rules and requirements (maximum of ten business days after receipt of Submittal and pending current ARB and Developer / Owner activity schedules, holidays, etc.) after the receipt and ARB Meetings / reviews / approvals and inserted in the ARB permanent files and distributed to the homeowners, attendees, etc. as required via email and / or fax for homeowner / builder coordination. If responses are required sooner than ten business days, please coordinate a personal ARB Meeting and attend the ARB Meeting in person for immediate response and / or make such a request in writing.
7. No project permitting or construction may be started without formal ARB review and approval. It is the sole responsibility of the applicant to insure complete compliance with all relevant building practices, code permits, licensing requirements, etc. as noted in previous section.
8. Failure to comply with ARB requirements and approved plans and elevations, etc. may result in the required removal of any non-conforming construction, detailing, colors, etc.
9. Major additions often have an impact on neighboring property. Plans must be well thought out to minimize any adverse impact on neighboring properties. Changes in grade or drainage must not adversely affect adjacent properties. Applicants should consult with neighbors while making plans (See application).
10. The design must be compatible in scale, massing, character, materials, and color with the original house. New windows and doors should match, and be located to relate well with existing windows. The roof pitch should match the original roof.
11. Additions should be located to minimize the removal of trees, landscaping and the destruction of natural areas. The ARB may require supplemental landscape treatment to compensate for the removal of vegetation, or to soften the addition visually.

ARCHITECTURAL GUIDELINES

ARCHITECTURE

1. Architectural diversity and correctness is very important to the Jordan Pointe community. Local and regional historically traditional compatible architectural styles such as Colonial Revival, Craftsman, Cottage, Shingle Style, Greek Revival, Georgian, Federal, Victorian, Queen Anne, Neo-classical, etc. are strongly encouraged. This detailing along with other acceptable traditional style architectural styles helps achieve the diversity and classic older neighborhood features which are the highest priority at the Jordan Pointe community. Each house style proposal will be reviewed on each specific merit and on a case by case basis. Detailed ARB reviews will be completed for each proposed portfolio house and lot specific submittal as they are received and will be reviewed and approved on such case by case basis by the ARB and Developer / Owner. Houses which do not embody such local and regional architectural styling, early American housing (i.e. log cabins and similar structures), contemporary and / or modern architecture will not be considered, reviewed or allowed in Jordan Poine.
2. Architectural correctness is required with all architectural applications. See the “Architectural Style Reference” sections in the Appendix for appropriate and inappropriate uses of details, massing, materials, etc. It is strongly encouraged that each applicant reference “A Field Guide to American Houses” by Virginia & Lee McAlester and other similar architectural style reference books prior to submittal to the ARB. A few individual selected architectural styles are referenced in additional detail in the Appendix of the Guidelines. Contact the ARB architectural consultant / representative with any detailed questions as the architectural style and what may or may not be appropriate for a specific architectural style and elevations.
3. Brick (stone, shake, board and batten, etc.) veneer “wallpaper” if located on fronts “only” are allowed and acceptable. Such veneers on entire house or minimum of three sides is encouraged. Where such veneers are used on corner lots and lots adjacent public / high visibility areas, such veneers are required to wrap sides (especially foundation walls) due to the high visibility on such lots.

4. Corner Lots and highly visible lots (i.e. Horton Road exposure and other highly visible lot locations such as adjacent commons areas, streets, etc. as determined by the ARB on a lot by lot basis, final lot numbers will be confirmed by the ARB) elevations facing the street shall continue to be upgraded with details to match the front elevation (including but not limited to at least four elements such as foundation wall finish, windows, trim, materials, possibly wrapping major front elevation veneers such as shakes in gables, etc.), possible additional windows (as needed to break up masses of siding area), etc. and will be specifically confirmed on each lot specific submittal. Note that additional window locations for corner lot conditions may be required on a lot by lot case by case basis. Note also that all houses adjacent and exposed to Horton Road shall not replicate adjacent house's exterior elevations, roof lines, etc. (i.e. addition of dormers, sheds, various roof line profiles, etc.) on a case by case basis.
5. House foundations are generally crawlspace construction. However, raised-slab foundations are allowed on a case by case basis as determined and approved by the Developer / Owner and ARB and if a minimum of 20" from average finished grade to finished floor elevation across the front of the house to the finished floor level at the front door. Such approved stem wall construction may require additional detailing such as water tables, etc. Crawlspace foundations shall be finished in brick or stone or other ARB approved material and in no conditions shall remain as exposed concrete block or concrete. Exposed foundations to be brick or stone to match house. Parged foundation walls on sides and rear foundations only are acceptable and allowed. Parging, if used, shall be a two coat minimum finished installation and painted and concrete block or other masonry / formwork joints totally covered and not visible. Parging is not allowed on corner and highly visible lot street side and / highly visible elevations and shall match front elevation foundation finish. Basements are allowed and such exterior walls shall be constructed to a standard detail and materials approved by the ARB. Stepped siding on basement foundation walls is not encouraged but acceptable on a case by case basis.
6. Shutters are allowed on architectural styles where appropriate and as approved by the ARB. However, shutters are strongly recommended to be located only on single windows and shall be sized appropriately to the size (width and height) of the window. Shutters allowed on double windows shall be sized wider than the typical single window shutter. Shutters are not allowed under any conditions such as triple windows, paladian windows, most circlehead windows, etc. and other special shaped windows as determined by the ARB. Shutters shall be painted wood, vinyl or fiberglass. Appropriate shutter hardware is encouraged (not required) including hinges, shutter dogs, etc to appear as operable and mounted in correct positions relative to the window.
7. Various muntin configurations should be used in windows (i.e. no muntins upper and lower sashes, 2 over 1, 2 over 2, 4 over 1, 6 over 1, etc., prairie style muntins, etc.). Various shaped windows are encouraged (i.e. cottage style windows, special shape windows such as rounds, ovals, etc.). Various special window configurations are encouraged (i.e. triple window including one 6 over 1 center window with 4 over 1 side windows).

8. Half glass, 3/4 glass, 1/3 glass, etc. doors (with various muntin configurations matching the window muntins) and doors with sidelites with appropriate styled door hardware and lighting also contribute to the overall architecture character.
9. Windows may be wood, vinyl and aluminum faced and shall be double paned insulated glass. Front and street side elevation windows shall have decorative elements such as wider trim and pediment detailing or shutters. Simulated or true divided lites are strongly encouraged. GBG muntins are allowed.
10. Exterior siding / trim / materials not allowed include vinyl siding / shakes, aluminum siding / trim, concrete masonry block units, prefabricated metal buildings and similar siding materials. Vinyl decorative elements, soffits, fascias and trim may be allowed on a case by case basis.
11. Synthetic stone veneer, natural stone veneer, synthetic stucco and hard coat stucco are allowed where architecturally appropriate.
12. Siding, shakes, board and batten, trim, etc. shall be cement fiber board product (James Hardie) or equal as approved by the ARB. All exterior siding shall be finished, painted, stained or otherwise protected from the elements of nature. Textured finish materials such as shakes or a different width and orientation (i.e. board and batten, etc.) siding is emphasized at gable ends of roofs and around dormers. The emphasis also applies to trim detailing at gable ends and dormers.
13. Full height framed / sided chimneys are not allowed. Masonry chimneys are encouraged. Direct vented units (including "dog house" style bays) are allowed, however, they must be integrated into the architecture (i.e. gable or shed roofs over fireplace boxes). Exposed spark arrestors are not allowed.
14. Diverse roof styles, building massing and materials are emphasized. The roof for the primary structure shall be a minimum slope of 6:12 and greater is encouraged. Lower slopes allowed on secondary structures such as porches, stoops, bays, rear elevation screened porches and sunrooms, decorative elements, etc. Minimum overhangs are 1' wide and may be less (6" to 8" wide) on detail elements such as dormers and bay windows. Appropriate roof brackets and roofs with wide overhangs (1'-6" to 2'-6" wide and 1'-0" wide at dormers) are required on Craftsman style architecture. Properly more ornately detailed roof overhangs and trim are required on the classical architectural styles. Craftsman style roof brackets shall be constructed of 4" x 4" wood members minimum and as approved by the ARB. Large "Bungalow" style dormers and smaller dormers (i.e. shed, gable, hipped, etc.) are encouraged and may be required on some 1 and 1-1/2 story houses. Flat roofs shall not be permitted unless on appropriate flat roof porches or stoops with appropriate balustrade detailing.
15. Textured finish materials such as shakes or a different width siding may be emphasized at gable ends of roofs and around dormers. The emphasis also applies to trim detailing at gable ends and dormers.

- 16. Roof top mechanical equipment must be so located to reduce or eliminate its visibility from streets, sidewalks of adjacent public and private properties. Any roof mounted equipment that changes the exterior of the roof must be approved by the ARB.
- 17. Cantilevered bays and bay windows are not allowed on front or street side elevations and reviewed and approved on case by case basis in all other locations. Foundations to grade are required below all bays unless approved otherwise. Brackets will be required below such approved cantilevered bays on interior sides and rear elevations.
- 18. Entrance doors shall be compatible with the house design. Doors with upper glazed panels and sidelites are strongly encouraged. Door material shall be solid wood, fiberglass or metal insulated exterior. Screen or storm doors are allowed and shall be compatible with the design and color of the house. Screen and storm doors shall be full glass style with no horizontal support structure and sliding type screened / glass panels.
- 19. No screened or greenhouse type enclosures shall be permitted on the front of the house. Patio or pool enclosures are permitted as reviewed and approved by the ARB on a case by case basis. All detailing shall be consistent with the main house (i.e. match siding, trim and roof detailing, match colors, etc.).
- 20. No window or wall air conditioning units will be allowed on elevations visible from the street or adjacent public properties and is subject to ARB approval on a case by case basis.
- 21. See the following sections for additional specific architectural recommendations.

BUILDING PLACEMENT, MASSING AND RESTRICTIONS

- 1. Streetscape is of the utmost importance at the Jordan Pointe community. Therefore, building setbacks are established for each lot on the recorded plat (reference for actual setbacks and other details). Houses are to be built as close to the minimum front yard setback as possible unless steep topography, narrow lot width at street (i.e. cul-de-sac lots) or as otherwise determined / required by the Developer / Owner and / or ARB. House locations on atypical sites including difficult topography shall be verified on site including finish floor elevations with ARB prior to proceeding with construction.
- 2. The same (or similar elevation as determined by the ARB) floor plan / elevations and color schemes will not be approved to be built within 3 lots same side of street (minimum 2 lots in between) or same distance opposite side of street. Same (or similar as determined by the ARB) detailed elevations on the same street will only be reviewed on a case by case basis.
- 3. The rear roofline of the houses that back up and / or are adjacent to Horton Road shall include variation of the roof line such that no rear roofline is identical to the roof line on the adjacent houses. This can be accomplished by variation of the roofline, roof slope, direction and / or addition of features such as dormers or shed roofs, varied wall planes and massing, etc.

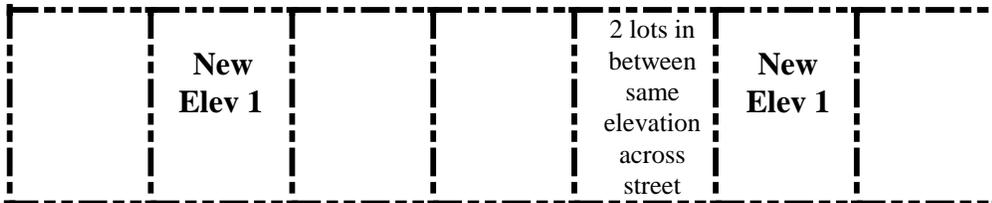
4. Wrapped porches are strongly recommended on all corner lots addressing the intersection for additional massing diversity. See porch section for additional details and requirements.
5. Houses located on corner lots and adjacent highly visible public areas are required to maintain additional detailing to match the front around the entire house and especially emphasize the corner street side and rear elevations (i.e. windows match front elevation, window and door trim match front elevation, shutters as possible if existing on front elevation, other trim detailing / accent materials in gables / etc., additional windows and other enhancements may also be required, etc.). The Town of Apex PUD requirements also require a minimum of 4 decorative elements as noted (windows, bay windows, wrap around porches, or additional landscaping). Rear decks shall have additional trim detailing, lattice and additional landscaping below decking and shall be painted to match trim color. Garages are rarely allowed to be oriented toward the intersection of a corner lot. Additional landscaping to match front yard shall also be required. Additional sod may also be required on a case-by-case basis. Builders and owners shall take extreme care in placement of house, facing the required appropriate ARB approved orientation, etc. prior to clearing lot or beginning construction. Violations may include required removal of such non-conformities and unapproved construction.
6. Building setbacks are as required on the final recorded plats and Town of Apex PUD requirements.
7. Accessory buildings shall meet the same setback requirements as each lot specific house setback requirements.
8. No buildings shall be built in any easements, buffer areas, RCD, etc. No construction shall be built in any easements without the approval of the Developer / Owner, ARB and / or the required authorities otherwise (i.e. drives, walks, fences, play equipment, etc.). If such construction is allowed within such easements, it shall also be the owner's total understanding and responsibility for cost and replacement of any damaged construction as a result of maintenance, upkeep, inspections, additional construction, etc. by others in such easements. Note additional requirements for landscape heights, etc. in sight triangles as noted on recorded plat.

Diversity for houses same side of street:

S T R E E T



Diversity for houses across street:



S T R E E T



S Q U A R E F O O T A G E R E Q U I R E M E N T S

1. The minimum heated square footage for homes in the Jordan Pointe community will be as required per the builder contracts and as required by the Developer / Owner. No house shall be more than three (3) stories in height (excluding the attic space and / or roof). No temporary structures are allowed except for the use of construction and during construction and / or as approved by the Developer / Owner and ARB and as noted in the covenants.
2. This heated square footage does not include garages, covered walks or porches and unfinished spaces. Variances for minimum sizes may be granted by the Developer / Owner if the site conditions present a hardship or as otherwise approved in writing.
3. NOTE: All "finishable" floor area is counted as "heated" SF. Unfinished basements, walk-up attics and other unfinished spaces are not included in "finishable" floor area.
4. The impervious SF shall be noted on the site plan and shall meet the local jurisdiction's requirements.

P O R C H E S

1. Porches are also a very important detail of the Jordan Pointe community, therefore it is also a goal to have front porches on a minimum of 40% of the houses. Porches and wrapped porches are strongly recommended on a majority of lots.
2. Porches shall be functional with the main area of the porch to have a minimum of 5'-0" (7'-0" to 8'-0" strongly recommended depending on house size and detailing) clear floor space between the face of the house and the inside face of the porch column and / or handrail (whichever is most critical), therefore, 5'-0" from face of house to outside face of porch / handrails. The intention here is to provide ample space for furnishings (swing, glider, chairs, etc.) and circulation. Porch space that is used for circulation only may be smaller and will be reviewed on a case by case basis.
3. Houses on corner lots shall be designed to architecturally address the corner and both street frontages.

- 4. All porches, decks and stair risers must be enclosed. Lattice used under front porch should be a horizontal pattern (not diagonal). Lattice shall be wood (1" x 2" minimum lattice size) and painted or stained to match the trim color. Vinyl lattice is allowed however must have the appearance of wood lattice. Diagonal lattice may be used under rear porches and decks if not visible from street. Lattice must be framed between structural members and trimmed out in wood. Lattice may be held off ground approximately 4" maximum to prevent staining from soil.
- 5. All exposed vertical wood trim, risers, stringers, etc. must be painted to match the trim color.
- 6. All rear decks and porches visible from a street on corner lots must be finished to match the front porch detailing (handrails, horizontal lattice, etc.) and colors. Lattice is not required on porches where the finished floor level is less than 4'-0" above finished grade and if additional landscape screening is provided for a solid screen to provide a visual barrier below the deck or porch. On high visibility lots, evergreen shrubs are required for decks over 4'-0" above grade.
- 7. Various porch column and handrail detailing is strongly encouraged (i.e. brick piers with concrete cap and tapered wood columns, tapered round columns, triple and double square columns at corners and major elements such as steps, etc.) and in some highly visible locations and conditions (i.e. corner lots) may be required by the ARB.
- 8. Exposed vertical pickets attached directly to deck framing is not allowed. Horizontal trim is required to cover such conditions.
- 9. Metal porch roofs are encouraged and shall be consistent with the house's design detailing.

DECKS AND PATIOS

- 1. Where grades allow, patios will be required in lieu of decks. See additional notes concerning visible and other decks in the previous porch section.
- 2. Size of patio should be consistent with the size of the house and yard. All patios will be reviewed with respect to their visual impact on adjacent property.
- 3. Brick pavers, brick edges, textured concrete, detailed / patterned concrete control and expansion joints, curvilinear shapes and edges, etc. surfaces and materials are encouraged at all sidewalks and patios.

GARAGES AND CARPORTS

1. Elevations must be designed to subordinate garages to the house to the greatest extent possible. All houses are to have a minimum of a two car garage.
2. Front load projecting garages are to be minimized. Front load garages may not project more than 5' in front of the main front façade or front porch of the house unless a side load garage. Front load garages should be located a minimum of 2'-0" or more back from the front heated envelope façade of the house (the porch or stoop is not considered the front façade of the house). Front load garages shall have additional detailing which may include glass in upper panels, decorative details and carriage –style hardware. Garage doors should be finished to match siding or trim color and / or alternate accent colors if other than matching the trim colors for added streetscape diversity and may be considered on a case by case basis. It is understood that garage doors may be provided with a factory finish of as many as three or more different colors and are acceptable. Such front load garages shall also include architectural detailing such as inset doors, column elements each side of doors, roof / trellis / shade elements over doors, etc. to de-emphasize garage doors. Note also that the single width garage doors are “suggested” (not required) on all proposed houses.
3. Side entry garages are required on any lot 100' wide or greater in width. Side load garages are recommended in lieu of front loaded garages on all lots where possible. For side entry garage elevations including “J”-drive or courtyard entries, the garage protrusion may be increased as necessary to accommodate this type of architecture and building elevation. Additional garages may be front loaded provided they are located setback behind the front facade of the home (L-shaped as noted below).
4. L-shape type garages (i.e. two car side load garages with an additional one car front load garage set back from street beyond the two car side load garage) are allowed and are considered a side load garage due to the third car front load being set back from street sufficiently to de-emphasize the garage.
5. Garages should be located opposite the main direction of vehicular traffic where possible as where topography allows and as determined and approved by the ARB.

6. All front load garages, garages facing street on corner lots and where highly visible as determined by the ARB should have single car width doors in lieu of a double width door. Double width garage doors are allowed, however they are basically only suggested on side load garages on internal lots or on front load garages on a minimal basis only otherwise as approved by the Developer / Owner and the ARB on a case-by-case basis. However, when a double door is approved by the ARB on a front load condition, additional architectural detailing is required including but not limited to an architectural style door with glass panels, roof or trellis element over door, recessed door opening, column elements adjacent garage door, etc. Front load garages that project more than 1' in front of main façade, porch or stoop must have a decorative element such as a water table, trellis or arbor above garage door. As previously noted, single car width doors are strongly recommended on side load garages where the garage has high visibility from the street. Single width garage doors shall be 8'-0" wide. Diversity is strongly encouraged in consideration of garage door designs, colors, etc. (i.e. different garage door designs from house to house is strongly encouraged).
7. Garages shall be designed and constructed properly for sufficient space for storage of vehicles and comfortable circulation around vehicles into the house.
8. Garage finished floor elevations shall be coordinated with the main house finished floor elevation and shall have a maximum of 4' difference between the two floor levels to minimize the amount of siding and trim above the garage door. In extreme cases where the topography won't allow this without excessive grading, a decorative element such as a water table, trellis, arbor, etc. shall be added above garage door to reduce visual impact of such siding area.
9. All detached garages and carports shall be finished to match the main house detailing and colors.
10. Three car front load garages are only allowed on a case by case basis per the following requirements:

Three car front load garages are typically not allowed due to the major impact of visual proportion on the front façade of the house. However, they may be considered and approved by the ARB only on a case by case basis and per the following requirements. Three car garages are allowed and strongly recommended to have a two car side load with the third car front loaded and setback from front face of house (L-shape garage layout) and will be reviewed as a higher priority garage where such lot width is available for such side load possibilities.

Three car front load garages will not be considered or approved to be built within 4 lots same side of street or same distance opposite side of street. No more than 10% of the total houses within a specific street or section will be allowed as three car front loaded. Such three car front load garages are also not allowed on corner lots, highly visible lots on main entry streets and other highly visible lots as determined by the ARB.

The three car garages shall be separated into two units with the main garage being the two car garage section and shall be set back a minimum of 2' from front face of house (front face of porch only on a case by case basis and with additional garage architectural enhancements). The smaller single / third car section shall be set back a minimum of 8' from the face of the two car garage section (or from primary face of house where a porch exists in front of main two car garage). Also the third car garage shall be a one-story mass and two-story additions will not be considered or allowed. The main two-car garage should be no more than 50% width of the main body of the house to better de-emphasize the garage impact on the street. Additional architectural enhancements may be required on a case by case basis for this third car section.

Such houses with approved front loaded three car garages shall be located on the lot with the garage located opposite the main traffic approach as determined by the ARB. Therefore, it is important to choose such available and required topographically suitable lots for such three car garage possibilities.

Garage doors shall be single width (i.e. 8' wide minimum) with glass in upper panels and carriage style hardware for additional detailing. Wood or simulated wood style doors are also strongly encouraged as well as painting the garage doors accent colors or matching the siding in lieu of the trim.

Drives shall be tapered for a maximum two car width curb cut condition (and less recommended where possible).

Additional landscaping shall be added (including at least one more mature vertical planting adjacent corner of third car garage) adjacent the third car garage and drive to soften the massing of garage and amount of drive area.

ACCESSORY BUILDINGS

1. Detached or attached storage and other accessory buildings (i.e. garden sheds, play houses, etc.) are allowed and shall be located within the required building setbacks and reviewed and approved by the ARB on a case by case basis. Detached storage and accessory buildings shall not exceed 150 SF unless approved by the ARB. All detached buildings shall be finished to match the main house materials, detailing and colors.
2. Detached structures are not allowed in front or side yards and locations which obstruct the view of public commons areas and other natural areas by adjacent properties.
3. Additional landscape screening may also be required around all accessory buildings based on the impact on adjacent homeowners' houses, views, etc. and all landscaping shall be completed no more than 90 days after completion of such structures.

EXTERIOR MATERIALS AND COLORS

1. All exterior materials and colors must be selected and submitted to the ARB for review and approval prior to painting / finishing house (On Color Selection Form located in Appendix). In case of conflict with existing homes, another color choice may be required for ARB review and approval. Review the permanent files and adjacent house colors for color coordination and prevention of color duplication prior to submittal. Provide material manufacturer, product / model name, color name, color number, etc. as required for each material and color to best indicate / identify such material and color. Paint colors, pre-finished siding colors, brick / stone / etc. veneers, etc. other than colors on file with the ARB shall be submitted with actual material samples (to be returned after ARB review) and paint (Paint other than Sherwin Williams colors, shall be submitted with color chip samples as noted) / siding / other materials color chip samples (minimum 1” square in size and larger samples may be required) for ARB review, approval and record. Provide a color brochure sheet for all brick, stone, other veneers, roof, special door and window colors, etc. proposals for review, approval and record. Any requested material samples will be returned after ARB review. All exterior materials and colors should be submitted with the original house submittal to best assure your first choice selection. Note: Color selection approval based on a first-come first-serve basis. See the Guidelines below for other specific exterior material and color requirements and diversity separation requirements.
2. Various exterior colors are encouraged on the same house and where appropriate with the architectural style of the house (i.e. siding, siding in gable ends, dormers, doors, shutters, window sashes, etc.).
3. Brick colors shall be in the red / brown range and shall be submitted for preliminary ARB review and approval prior to proceeding with formal lot submittals / proposals. Other brick colors will be reviewed and approved by the ARB on a case-by-case basis. Painted brick is allowed. Stone veneers are allowed as previously noted. Provide a color brochure sheet for all brick / stone / other veneers proposals for ARB review, approval and record. Brick should be an oversized tumbled style profile brick with grapevine style joint detailing unless otherwise approved by the ARB on a case by case basis. Smooth faced institutional faced and sized brick is not allowed.

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4. Garage doors shall be painted or factory finished as noted in garage section to match the trim or siding color as directed and approved by the ARB to minimize the impact of the garage doors on the streetscape. The garage door color shall be designated / requested on the Color Selection Form.
 5. Asphalt shingles (dimensional architectural style minimum) and metal roof materials (factory finished painted, standing seam, copper, etc.) are allowed and the color and texture shall be consistent with the house's design and detailing. Shingle colors other than the black, gray or brown range shall be submitted to the ARB for review and approval prior to beginning construction. Provide a color brochure sheet for all roofing material proposals for ARB review, approval and record. Other roofing materials such as shakes, slate, etc. may be allowed only as approved by the ARB on a case by case basis and as appropriate to the architectural style of the house.
 6. All roof mounted equipment and penetrations (i.e. plumbing vents, HVAC vents, ridge vents, skylights, attic fans, etc.) shall be aluminum or finished to match the roof color.
 7. Gutters and downspouts shall match the color of the adjacent trim, wall, column, etc. color as approved by the ARB.
 8. Accent colors on doors, window sashes, upper gable ends and dormers, etc. are strongly encouraged and where appropriate to the architectural style of the house.
 9. All decks on corner lots, visible from public spaces or other streets, adjacent the Swim Club, etc. shall be painted to match trim color or stained as directed and approved by the ARB.

FENCES

1. Fencing can detract from the open character of the Jordan Pointe property and may have both a visual and a physical impact on adjoining property. Careful consideration must be given to the fencing concept and execution. The use of landscaping and plant material or combinations of plants and short segments of fencing, or fencing hidden in plant material may achieve the sought-after goal. An “open” type fencing is preferred. Fencing shall be a visual extension of a building and should relate to the materials, colors, and architectural style of the building. It is also appropriate for diverse styles of fencing to exist to emphasize the customization of the community throughout not only the architecture but the site and landscaping. All fencing proposals will be reviewed and approved by the ARB on a case-by-case basis. See acceptable fence types and details at the end of this section and Guidelines.
2. Privacy fence heights shall not exceed 6’-0” (5’-0” recommended) or as allowed and required by local codes, local jurisdiction and as approved by the ARB on a case by case basis. On fences taller than 5’-0”, the lower section may be “solid” (i.e. 1” spacing between pickets strongly recommended) up to approximately 5’-0” and the upper remaining section shall be horizontal or diagonal lattice, vertical pickets, or other approval open screening detailing. Solid fences are allowed however a minimum of 1” spacing between pickets is strongly recommended.
3. Privacy fences shall not project in front of the front edge of house and shall be set back a minimum of half way back from front face of house or align with a major element or the rear of house. Privacy fences (taller than 4’) in side yards of corner lots shall not project any closer to street than the face of the house or a major element (i.e. porch, deck, etc.) or as approved by the ARB on a case-by-case basis. Fences in side yard of corner lots are allowed as reviewed and approved by the ARB on a case-by-case basis and shall be a minimum height of 3’6” and maximum height of 4’-0” and must be a minimum of 4’-0” inside of street side property line for planting / screening area between fence and property line.
4. All fences visible from streets (front, side and rear yards) may require additional landscape screening as directed by the ARB.

5. Certain lots, due to street grades, may require masonry retaining walls to accommodate grades.
6. Fencing finished on only one side must be constructed with the finished side facing out.
7. Property owners are cautioned that building a fence that infringes on all easements, buffers, or access of right-of-ways may result in destruction or removal of fence at the owner's expense. Any proposed fence locations within such areas shall have written approval from the Developer / Owner, any other jurisdictions / authorities as applicable and attached to fence proposal submittal prior to ARB submittal, review and approval. If such fence construction is allowed within such easements, it shall also be the owner's total understanding and responsibility for cost and replacement of any damaged construction as a result of maintenance, upkeep, inspections, additional construction, etc. by others in such easements.
8. Fences shall be constructed inside the property line and lawn and landscaping space maintained by that property owner to their respective property line.
9. If an existing fence exists on adjacent property, it is strongly suggested that the existing fence be used as the fenced boundary of the adjacent lot as well as the new fence match such fence (where appropriate). Connection to existing fencing is recommended and owner requesting new fence must provide written approval from the adjacent homeowner to make said connection. If a different fence is desired (other than use of the adjacent fence), the new fence shall be located a minimum of 3' (inside property line and 6' from existing fence).
10. Existing topography, drainage, and landscaping shall not be disturbed for the construction of a fence except with the approval of the ARB. All fencing and site improvements shall not impede storm water flow or affect such flow from and to adjacent properties. Wherever possible, fences should be located so that trees do not have to be removed.
11. Black aluminum or other metal type open picket fences are acceptable / strongly encouraged in lieu of other material and shall not exceed 60" / 5'-0" in height. Solid type fencing shall not exceed 6'-0" in height. Wood fencing is allowed, however, shall be a high grade of lumber, exposed posts with decorative capitals, additional picket detailing other than a straight cut or dog-eared top, stained / finished, etc. and as reviewed and approved by the ARB on a case by case basis. Masonry and any combination of wood, metal, etc. fencing is also allowed. Chain-link fencing is not allowed. Other style fencing may also not be allowed on a case by case basis as determined by the ARB.
12. All fence details and locations must be reviewed and approved by the ARB on a lot-by-lot and case-by-case basis prior to beginning any such fence installation.
13. Photographs and details of approved fences are included but not limited to the examples in the Appendix.

DRIVEWAYS AND WALKWAYS

1. Divided driveways are allowed to give visual relief to longer driveways. The dimensions for the divided drive shall be 2'-6" wide concrete on each side of a 2'-6" wide sod strip for a total width of 7'-6". Divided drives should begin and end allowing required turning radius to avoid driving on center sod strip. Brick pavers, textured concrete, stone, etc. are encouraged as an alternative infill in the sod strip area.
2. Parking will not be permitted on areas where the subdivision's drainage flow may be interrupted.
3. Driveways and vehicle parking pads shall be paved with a hard surface material such as concrete, exposed aggregate in concrete, concrete pavers or brick pavers. Any type of pad other than naturally colored concrete shall be reviewed and approved by the ARB on a case by case basis. Asphalt driveways are not permitted. The aggregate base, thickness, reinforcement, etc. should comply with good construction practices. Close attention must be paid to driveway, garage, carport, etc. placement, setbacks and encroachment onto buffer areas, association owned common property and neighboring lots.
4. Unless divided as noted above, driveways shall be 16' in width and shall taper prior to connecting to street.
5. Additional driveways will not be permitted for parking purposes except in front of the garage or as approved by the ARB.
6. Parking and storage of trailers, camping trailers, boats, recreational vehicles, etc. will not be allowed on site unless enclosed totally from view from the street (i.e. garage storage).
7. Walkways (minimum of 36" in width) are required to extend from the front door to the street sidewalk or driveway in a perpendicular or curvilinear fashion. This may be waived on lots that require the house be set back a substantial distance from the street, where existing trees prohibit, on cul-de-sac lots and where the drive is directly adjacent the main entry steps on narrow lots. Where the grade and length allow, steps in the walkway to street are encouraged. Stringers, brick paver detailing, textured concrete, etc. are also encouraged on all walkway steps. Walks shall be constructed of poured-in-place concrete, brick pavers, concrete pavers or stone. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the principal structure and design detailing. Any material other than naturally colored concrete shall be reviewed and approved by the ARB on a case by case basis.

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LIGHTING

1. Post lights are encouraged and must be approved prior to installation.
2. Site lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not desired, or allowed by the local jurisdiction code. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings.
3. Exterior lighting shall be shielded from adjacent properties.
4. Exterior lighting shall be proportioned to the size of the house and also coordinated with the architectural style of the house.

MAILBOXES

1. All single family homes are required to have a mailbox. Based on recently adopted USPS regulations, Jordan Pointe will provide 1 or more mailbox cluster locations that will contain multiple individual mailboxes to serve Jordan Pointe. Each Lot Owner will be notified of the location of their mailbox within Jordan Pointe.

DOG HOUSES AND RUNS

1. Dogs and other pets shall be contained within the specific dwelling units. However, Dog houses are allowed and will be reviewed and approved on a case by case basis. Dog houses should be located so as not to be obtrusive. They should be painted to blend with their immediate surroundings or left to weather naturally. They shall be located totally in rear yard, centered as much as possible on house, within the building setback and be located so as not to be obtrusive. They shall be built and painted to blend with their immediate surroundings and match the existing house.
2. Landscaping may be required to soften the structures visually.
3. Dog runs must generally follow the guidelines for fencing.

PLAY EQUIPMENT

1. Play equipment, play houses, etc. shall be placed in rear yards within the building setbacks. Consideration should be given to lot size, equipment size, material, design, amount of visual screening, and relationship to neighboring property. Play equipment and play houses may need to be screened with landscaping as reviewed and approved by the ARB.
2. Equipment constructed from natural materials (wood) is strongly encouraged. Painted metal play equipment, not including wearing surfaces (e.g. slides, sliding poles, and climbing rungs) shall be painted dark green, brown or other neutral color to blend with natural areas.
3. Play houses must be in scale with the size of the yard and existing buildings and shall not exceed 100 SF in size (including any covered porch / stoop areas). The play house must be finished / painted to match the existing house details, finishes and colors.
4. Tree houses are generally discouraged because of their visibility from neighboring property and are reviewed on a case by case basis.
5. Skateboard, bike, and other type ramps are not allowed. High level acoustical activities and motorized equipment are also not allowed.
6. In ground swimming pools are allowed and will be reviewed on a case by case basis prior to beginning construction. Hot tubs and spas are also allowed. Such pools, hot tubs, spas, etc. shall be located in rear yards only and within the building setbacks (as possible). Pools shall comply with all local, state, etc. safety codes and requirements. Above-ground swimming pools are not allowed.
7. Basketball goals (permanent in-ground style and mobile type goals) are allowed and located preferably in rear yards and deep side yard side / rear load drive areas. Basketball goals will only be allowed in front load garage drives as reviewed and approved by the ARB on a case by case basis and as follows. Basketball goals in front yards shall be permanent in-ground style goals with mobile goals allowed on a case by case basis. Mobile goals in front yard locations are recommended to be removed to rear yards, garages, etc. out of sight from street and front yard when not in use and if only used for seasonal use. Basketball goals shall be a minimum of 5' from property lines and no closer than 8' to the public right of way or 10' off any sidewalk or trail whichever is greater. For any front yard location proposals, if such proposed goal is within 20' of an adjacent neighboring property, the ARB may require that the applicant obtain approval of the adjacent homeowner prior to ARB review. Posts shall be black or dark color (i.e. green, brown, etc.) and shall have clear plexiglass type backboards. Lighting fixtures attached to goal posts and backboards are not allowed. Any lighting (if provided) from house shall be shielded from adjacent property as required in the Guidelines. All basketball goals will be reviewed and approved by the ARB on a case-by-case and lot-by-lot basis. Additional landscape screening will be required around all such basketball goal bases where located in front yards. Basketball goals are not

allowed to be mounted on the house. Mobile basketball goals are not allowed to be located on streets or any commons areas.

RETAINING AND SCREEN WALLS

1. Retaining walls shall be unobtrusive as possible and built to the minimum height needed to serve their function.
2. Materials may be brick, natural stone, square corner timbers, or concrete, depending on location and contextual relationship. Generally, rounded landscape timbers will not be approved due to their lack of stability when used to retain earth, the strong horizontal lines created by the juxtaposition of the timbers, and their appearance.
3. The ends of the walls should be tapered into the ground rather than abruptly ending in space. If the height of the wall would require a railing to comply with county building codes, the applicant should consider stepping the wall in a terracing effect.
4. Mechanical, electrical, plumbing, etc. and equipment shall be concealed and located so as not to have an adverse effect on the use of adjacent properties. Mechanical equipment located in side yards should be properly screened (landscaping) due to the high visibility, size / clearances and acoustical issues of such equipment and impact to adjacent properties.
5. Landscaping will usually be required to soften the visual impact of retaining walls, screen walls, and other exposed structures depending on the final detail, heights, etc. of such retaining and screen walls.
6. All garbage and recycle containment and receptacles shall be located inside house or garage or totally screened from view. Such screen walls and enclosures shall match the architectural detailing and colors of the house. Garbage and recycle receptacles may remain outside near street as required for pick-up, however, they shall be returned to their concealed locations at the end of such days. Landscape screening is also required around such screen walls.

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TREE REMOVAL

1. Please protect and preserve all existing trees and landscaping. No live ornamental trees (e.g. holly, dogwood, redbud) may be removed without specific Developer / Owner and / or ARB approval.
2. No live deciduous or evergreen trees the trunks of which are six or more inches in diameter as measured two feet above grade may be removed without specific approval.
3. Removal of live trees will be approved if their continued existence would be detrimental. In many cases, the ARB may require replacements. “Detrimental” conditions include physical intrusion by trees, roots, and branches on buildings or other structures in a way that could cause damage, excessive shade, or could block paths and sight lines from vehicles. Overgrowth may also be considered detrimental.
4. Trees damaged by storms or other events may be removed without approval.

AWNINGS

1. Awnings may be appropriate for rear or side-yard patios and decks, or even exposed rear entrances and will be reviewed and approved by the ARB on a case by case basis.
2. Awnings must be consistent with the architectural style and scale of the house. The color of the fabric must be compatible with the existing house colors. Any exposed frames must be painted to match the trim or the dominant color of the house.

SATELLITE DISHES

1. Provide specifications on size and color of dish and proposed location. The ARB reserves the right to question the proposed location if it is determined that the location of the dish would make it unsightly from the street and if a more desirable location exists. Dishes larger than 1 meter (2’-0” suggested) in diameter are not allowed. Dishes should be painted to match house color as determined by the ARB. A maximum of one dish per house is allowed. Landscape screening is required around ground mounted dishes where visible from street or public areas.

SOLAR EQUIPMENT

1. Solar equipment and panels are allowed. All solar collectors and other equipment require ARB approval on a case by case basis.
2. A drawing showing location of the unit on the roof showing visibility from streets and neighboring lots must be submitted to the ARB. Solar collectors shall be located as inconspicuously as possible. Solar collectors should be placed on the rear of the home or on the side that has the least public exposure. Collectors should be attached only to the roof, not free standing or ground mounted. Every effort must be taken to camouflage the

plumbing and supports for the collectors. This camouflage may require completely encasing the collectors. All metal parts should be painted to match the roof color. There should be a minimum exposure of piping with no piping running down the side of the dwelling. The ideal installation is one that is laid flat on the roof.

3. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines. No topping or removal of trees on association common areas shall be allowed.

R A I N B A R R E L S

1. Rain barrels are allowed per the following requirements and are reviewed and approved by the ARB on a case by case basis.
2. Only two (2) maximum size of eighty (80) gallons rain barrels are allowed per home unless approved otherwise.
3. Dark colors prevent sunlight from entering the barrel. Without sunlight, algae and other organisms cannot flourish in the barrel. Therefore, rain barrels may be black, dark green, or brown / terra cotta in color and as coordinated with the house architecture, exterior materials and colors. They must be made of either plastic or wood (metal containers are not allowed).
4. Rain barrels must be placed or installed at the rear of the dwelling, or on the side of the dwelling as long as the barrels are not visible from the street. Under no circumstances are rain barrels permitted on the front of the dwelling.
5. Mosquito control needs to be exercised by design or by screening to eliminate any mosquito breeding.

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LANDSCAPING AND SITE DEVELOPMENT

1. General: A Landscape Plan is required for each specific lot and may be delayed and submitted to the ARB for review and approval at least 30 days prior to landscape installation (per previous ARB procedures and requirements section). All landscaping shall be in accordance with the requirements of local jurisdiction requirements and these Guidelines. Nothing herein shall be construed to be less than nor to reduce the requirements. In particular, streetscape and buffer requirements shall be adhered to. Note also that the Developer / Owner and ARB will initially and periodically review the initial and additional landscape installations of the builders to insure landscaping is meeting the goals of the Developer / Owner and community. Such deficient landscaping as determined by the Developer / Owner and / or ARB will be required to be replaced and / or upgraded.
2. Landscape design should be integrated into the design of the home, from its inception. The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.
3. The ARB may require additional landscaping to create adequate screening and privacy from the street and adjacent lots and most specifically areas such as but not limited to drives and walks, decks, patios, mechanical and electrical equipment, etc.
4. The paving and drainage design, including curb and gutter, drainage easements, etc., shall not be altered in any way without the expressed written requests and written approval from the Developer / Owner and the local jurisdiction (when required). Homebuilders and homeowners shall refer to the recorded and other site development drawings for all additional information and requirements including but not limited to storm water drainage and easements, sewer easements, buffers, flood plains, RCD areas, building setbacks, other specific lot requirements, etc.

5. Buildings and landscape material shall be placed on the site so the maximum number of desirable trees and other natural features are preserved. The site shall be finish graded for positive drainage away from house and accessory buildings to prevent ponding or soil erosion on the site or adjacent properties.
6. Encroachment Permits are required by local jurisdiction for irrigation systems located in the public R/W. Irrigation coverage of front yards and corner street side yards are encouraged. The irrigation system shall be permitted by, and constructed to local jurisdiction standards and requirements. The irrigation system shall be automatically controlled by a time clock. Pop-up sprinklers or drip system shall be used. No permanent risers shall be allowed. An irrigation plan should be submitted on the landscape plan for record. All head locations, pipe sizes, valve locations shall be shown. All equipment shall be identified on the plan.
7. Landscape lighting shall be low intensity, and when used, should be used to accent entrances and special features. Overall high levels of light are not desired, or allowed. Intensity should be no greater than required for pedestrian safety, other than as accent on landscape plantings or buildings. Exterior lighting shall be shielded from adjacent properties.
8. Rear decks that are visible from the street or adjacent lots as determined by the ARB must be underpinned with horizontal or diagonal lattice and / or landscaped for screening. Evergreen shrubs are also required for decks 4'-0" or more above grade (when visible from streets).
9. Bermuda or Zoysia sod is required for all homes. This must be installed prior to closing and shall extend from the back of curb to the front of the house along the side yards back to at least mid point of house (to rear yard and rear yards also strongly recommended). Corner lots must also sod street side yards and rear yards (if fencing or landscape screening not provided) and as determined by the ARB. However, mulched natural areas are permitted on up to 60% of the corner lot street side yard and other side and rear yards and as reviewed and approved by the ARB.
10. Included below is a list of the minimum amount of landscape material required for each lot. Many situations will require additional large evergreen shrubs to soften the impact of blank walks and / or garage entries. Evergreen shrubs may also be required to create privacy between homes. Additional landscaping may also be required on a case by case basis on corner lots, highly visible lots adjacent the club, etc.
11. Any plant material that dies or becomes unsightly after installation will be replaced by approved plants within 30 days of notification by the Developer / Owner and / or ARB.
12. No fence, wall, hedge, shrub planting or grades, which may obstruct vehicular sight distance, shall be permitted at any driveway turnout or intersection. No fence, wall, hedge, shrub or trees may be planted on any street right of way except as approved by the local jurisdiction, Developer / Owner and / or ARB.

- 13. Permanent exterior clotheslines are not allowed.
- 14. Lawn ornaments and yard art, freestanding flagpoles, lantern poles, flood lights, security lights, fishponds, bird baths, etc. also require approval of the ARB and on a case by case basis. Items not requiring approval of the ARB include holiday decorations, for sale / for rent signage, garage / yard sale signage and political campaign signs provided that such signs are in accordance with standards set forth by the Covenants, Developer / Owner / ARB and the local jurisdiction. On the items which don't require approval, the ARB reserves the right to request a homeowner to remove an item if surrounding homeowners complain and if, upon inspection, the ARB considers the item unsightly or a nuisance. Holiday decorations shall be removed per requirements of the Covenants or a maximum of 14 days after such holiday season has ended.

MINIMUM LANDSCAPE REQUIREMENTS
(Including final the local jurisdiction approved requirements)

Foundation Shrubs-Low Growing

12 minimum (more if required and determined by the ARB), 18"-24", 30" o.c. max., Azalea, Laurel, Holley, Boxwood, Hawthorn, Abelia, Euonymus, Dwarf Buford, Nandina, etc.

Foundation: Accent Shrubs-Medium Growing

8 minimum (more if required and determined by the ARB), 3'-4', 5'-0" o.c. max., Holly Boxwood, Acuba, Camella, Ligustrum, screen is Cleyera, Elaeagnus, Juniper, Wax Myrtle, Osmanthus, Pyracantha, etc.

Large Evergreen Screen or Accent

2 minimum, 7'-8', 8'-0" to -10'-0" o.c., Magnolia, Wax Myrtle, Ligustrum, Osmanthus, Pines, Pyracantha, Viburum, etc.

Flowering Accent Shrubs

4 minimum, 24"-30", Quince, Hydrangea, Jasmine, Rhododendron, Rose, Spirea, Azelea, Camellia, Forsythia, etc.

Flowering or Accent Tree

1 minimum, 1.5"-2" (7' to 8' minimum), Dogwood, Plum, Cherry, Serviceberry, Redbud, Japanese Maple, etc.

Street Tree

1, 2.5"-3", Final details, species, placement, etc. to be determined by the Developer / Owner.

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CONSTRUCTION MAINTENANCE AND MISC.

1. During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) to assist in keeping the debris from being scattered.
2. Weekly (Fridays required) and after construction is completed there shall be no debris or trash of any kind remaining on any lot, on sidewalks or streets contiguous thereto and no excess building material, storage shed or trash shall remain on such a lot. Storage of any building materials, equipment, etc. is not allowed on any sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the Developer / Owner and / or ARB. Failure to comply with the request will cause removal of the debris by action of the Property Owners' Association and all related costs will be charged to the homebuilder or the homeowner.
3. During construction, all streets shall be kept clean of mud and trash and all broken curb or paving shall be promptly repaired.
4. It is the primary responsibility of each homeowner to maintain his property in a way that it does not detract from the overall beauty of the community. Following is a list but not totally limited to areas that should be reviewed on a regular basis to ensure that your home is in good repair: Landscaping (shrubbery, trees, lawns, etc.), Driveways and sidewalks, Decks, Fences, Play equipment, Roofing, Wood, Paint and stain, and Garbage can storage.
5. If at any time the Developer / Owner and / or ARB or the Property Owners' Association is made aware of a property that has deteriorated to the point that it is affecting the aesthetics of the community, representatives of the Developer / Owner / Association will make a site inspection. Based on the severity of the deterioration, the homeowner will be given a specified length of time to make the necessary repairs. If after that time, the repairs have still not been made, the Developer / Owner / Association may be forced to take more strenuous action per the Covenants and all related costs will be charged to the homebuilder or the homeowner.
6. There are many changes and additions that property owners can make to their property. The ones described in these Guidelines are the most common. If the proposed project is not included in the Guidelines, refer to the one that is closest in concept to your project and use it as a guide for preparing an application to the ARB.
7. Most of all, in all that is proposed, consider the neighbors and neighborhood to provide the best aesthetic and quality project possible.

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APPENDIX

RECOMMENDED COLOR SCHEMES

ARB SUBMITTAL FORMS

ARB SUBMITTAL CHECKLIST

COLOR SELECTION FORM

ARB ALTERATIONS AND ADDITIONS
SUBMITTAL CHECKLIST

RECOMMENDED COLOR SCHEMES

General: Recommended color schemes have been prepared by J. Michael Hubbard, Architect, PA for the ARB and are available for customer selection and reference. One color scheme must be selected and submitted to the ARB for review and approval prior to painting / finishing house. All paint colors noted are Sherwin Williams and pre-finished siding colors are James Hardie Colorplus. However, other color manufacturers and matches are of course allowed. Accent colors indicate colors for shutters, doors, accent trim, window sashes and muntins, etc. White and off-white trim colors are approved for all color schemes noted. Use the approved Color Selection Form in submitting for ARB review and approval. In case of conflict with existing homes, another color choice may be required for ARB review and approval. Review the files and adjacent house colors for color coordination and prevention of color duplication prior to submittal. Color schemes outside of the recommended color spectrum will be considered on a case by case basis. Colors other than those selected from the color selections shall be submitted with color chip samples (minimum 2" square in size) for the ARB review and approval. Larger color samples or actual samples painted on the house may be required. Colors should be submitted with the original house submittal to best assure your first choice selection. Color selection approval based on a first-come first-serve basis.

Paint Colors

Whites:

Siding: SW 7005 Pure White
 Trim: SW 7005 Pure White
 Accent: SW 6994 Greenblack
 (Any Accent Color)

Siding: SW 2829 Classical White
 Trim: SW 7005 Pure White
 Accent: SW 6172 Hardware

Siding: SW 7056 Reserved White
 Trim: SW 7005 Pure White
 Accent: SW 6994 Greenblack

Siding: SW 6133 Muslin
 Trim: SW 6119 Antique White
 SW 6149 Relaxed Khaki
 Accent: SW 6151 Quiver Tan

Siding: SW 6161 Nonchalant
 White
 Trim: SW 7005 Pure White
 Accent: SW 7058 Magnetic Gray

Whites continued:

Siding: SW 2833 Roycroft
 Vellum
 Trim: SW 7005 Pure White
 Accent: SW 2847 Roycroft Bottle
 Green

Siding: SW 6105 Divine White
 Trim: SW 7005 Pure White
 Accent: SW 2819 Downing Slate

Tans:

Siding: SW 6148 Wool Skein
 Trim: SW 6119 Antique White
 Accent: SW 6152 Superior
 Bronze

Siding: SW 6120 Believable Buff
 Trim: SW 6119 Antique White
 Accent: SW 6209 Ripe Olive

Tans continued:

Lower Siding: SW 7043 Worldly Gray
Upper Siding: SW 7031 Mega Greige
Trim: SW 6119 Antique White
Accent: SW 6034 Arresting Auburn

Lower Siding: SW 6156 Ramie
Upper Siding: SW 2845 Bunglehouse Gray
Trim: SW 6119 Antique White
Accent: SW 2839 Roycroft Copper Red

Lower Siding: SW 2822 Downing Sand
Upper Siding: SW 2820 Downing Earth
Trim: SW 7005 Pure White
Accent: SW 2809 Rookwood Shutter Green

Siding: SW 6142 Macadamia
Trim: SW 6119 Antique White
Accent: SW 6144 Dapper Tan

Siding: SW 6072 Versatile Gray
Trim: SW 7005 Pure White
Accent: SW 6020 Marooned
Accent: SW 2809 Rookwood Shutter Green

Lower Siding: SW 6100 Practical Beige
Upper Siding: SW 6122 Camelback
Trim: SW 7005 Pure White
Accent: SW 6020 Marooned

Siding: SW 7037 Balanced Beige
Trim: SW 7005 Pure White
Accent: SW 6994 Greenblack

Siding: SW 6157 Favorite Tan
Trim: SW 6119 Antique White
Accent: SW 6158 Sawdust

Tans continued:

Siding: SW 6150 Universal Khaki
Trim: SW 6119 Antique White
Accent: SW 6222 Riverway
Accent: SW 6237 Dark Night

Siding: SW 6122 Camelback
Trim: SW 6119 Antique White
Accent: SW 6111 Coconut Husk
SW 2809 Rookwood Shutter Green

Siding: SW 7534 Outerbanks
Trim: SW 6119 Antique White
Accent: SW 7545 Pier

Siding: SW 7031 Mega Greige
Trim: SW 7005 Pure White
Accent: SW 7034 Status Bronze

Lower Siding: SW 7038 Tony Taupe
Upper Siding: SW 6200 Link Gray
Trim: SW 6119 Antique White
Accent: SW 6020 Marooned

Siding: SW 2827 Colonial Revival Stone
Trim: SW 2822 Downing Sand
Accent: SW 2837 Aurora Brown
Accent: SW 2801 Rookwood Dark Red

Siding: SW 6158 Sawdust
Trim: SW 6119 Antique White
Accent: SW 6159 High Tan

Siding: SW 6144 Dapper Tan
Upper Siding: SW 7520 Plantation Brown

Trim: SW 6119 Antique White
Accent: SW 6146 Umber
Accent: SW 7675 SealSkin

Browns:

Siding: SW 6087 Trusty Tan
Trim: SW 6119 Antique White
Accent: SW 7069 Iron Ore

Lower Siding: SW 2842 Roycroft Suede
Upper Siding: SW 2843 Roycroft Brass
Trim: SW 6119 Antique White
Accent: SW 2838 Polished Mahogany
Accent: SW 6027 Cordovan

Siding: SW 2835 Craftsman Brown
Trim: SW 6119 Antique White
Accent: SW 2816 Rookwood Dark Green
Accent: SW 6034 Arresting Auburn

Siding: SW 2841 Weathered Shingle
Trim: SW 2837 Aurora Brown
Accent: SW 2847 Roycroft Bottle Green

Siding: SW 7032 Warm Stone
Trim: SW 6119 Antique White
Accent: SW 7034 Status Bronze

Siding: SW 6102 Portabello
Trim: SW 6119 Antique White
Accent: SW 6104 Kaffee

Siding: SW 2820 Downing Earth
Trim: SW 6106 Kilim Beige
Accent: SW 2837 Aurora Brown

Siding: SW 2843 Roycroft Brass
Trim: SW 6119 Antique White
Accent: SW 2809 Rookwood Shutter Green

Grays:

Siding: SW 2844 Roycroft Mist Gray
Trim: SW 7005 Pure White
Accent: SW 2811 Rookwood Blue Green

Siding: SW 7016 Mindful Gray
Trim: SW 7013 Ivory Lace
Accent: SW 6200 Link Gray

Siding: SW 2832 Colonial Revival Gray
Trim: SW 7005 Pure White
Accent: SW 2848 Roycroft Pewter

Siding: SW 7072 Online
Trim: SW 7070 Site White
Accent: SW 7074 Software
SW 7075 Web Gray

Siding: SW 6003 Proper Gray
Trim: SW 7005 Pure White
Accent: SW 2942 Liberty Blue

Siding: SW 7066 Gray Matters
Trim: SW 7005 Pure White
Accent: SW 6257 Gibraltar
Accent: SW 6034 Arresting Auburn

Siding: SW 6199 Rare Gray
Trim: SW 7005 Pure White
Accent: SW 6200 Link Gray

Siding: SW 7746 Rushing River
Trim: SW 6119 Antique White
Accent: SW 7749 Laurel Woods

Siding: SW 7018 Dovetail
Trim: SW 7005 Pure White
Accent: SW 6258 Tricorn Black

Grays continued:

Siding: SW 6256 Serious Gray
Trim: SW 7005 Pure White
Accent: SW 6258 Tricorn Black

Siding: SW 7060 Altitude Gray
Upper Siding: SW 7059 Unusual Gray
Trim: SW 7008 Alabaster
Accent: SW 7062 Rock Bottom

Siding: SW 2848 Roycroft
Pewter
Trim: SW 7005 Pure White
Accent: SW 2844 Roycroft Mist
Gray

Greens:

Siding: SW 6163 Grassland
Trim: SW 7005 Pure White
Accent / Upper: SW 6188 Shade-Grown
Accent / Upper: SW 6167 Garden Gate
Accent / Upper: SW 6166 Eclipse

Siding: SW 6171 Chatroom
Trim: SW 6119 Antique White
Accent: SW 6172 Hardware

Lower Siding: SW 2826 Colonial
Revival Green Stone
Upper Siding: SW 2861 Avocado
Trim: SW 6119 Antique White
Accent: SW 2837 Aurora Brown

Lower Siding: SW 2815 Renwick Olive
Upper Siding: SW 2808 Rookwood
Dark Brown

Upper Siding: SW 2843 Roycroft Brass
Trim: SW 6119 Antique White
Accent: SW 2824 Renwick
Golden Oak

Siding: SW 6165 Connected Gray
Trim: SW 6119 Antique White
Accent: SW 6167 Garden Gate

Greens continued:

Siding: SW 6172 Hardware
Trim: SW 6119 Antique White
Accent: SW 6174 Andiron

Siding: SW 6179 Artichoke
Trim: SW 6154 Nacre
Accent: SW 6181 Secret Garden

Siding: SW 6207 Retreat
Trim: SW 6119 Antique White
Accent: SW 6209 Ripe Olive

Siding: SW 2846 Roycroft
Bronze Green
Trim: SW 6119 Antique White
Accent: SW 2845 Bunglehouse
Gray
Accent: SW 2839 Roycroft
Copper Red

Yellows:

Siding: SW 6693 Lily
Trim: SW 7005 Pure White
Accent: SW 2809 Rookwood
Shutter Green

Siding: SW 6673 Banana Cream
Trim: SW 7005 Pure White
Accent: SW 2842 Roycroft Suede

Siding: SW 2833 Roycroft
Vellum
Trim: SW 7005 Pure White
Accent: SW 2847 Roycroft Bottle
Green

Lower Siding: SW 6400 Lucent Yellow
Upper Siding: SW 2845 Bunglehouse
Gray
Trim: SW 7005 Pure White
Accent: SW 6272 Plum Brown

Yellows continued:

Siding: SW 6387 Compatible
Cream
Trim: SW 6119 Antique White
Accent: SW 6388 Golden Fleece

Siding: SW 2834 Birdseye Maple
Trim: SW 6119 Antique White
Accent: SW 2842 Roycroft Suede

Siding: SW 7685 White Raison
Trim: SW 6119 Antique White
Accent: SW 6258 Tricorn Black

Blues:

Siding: SW 6218 Trade Wind
Trim: SW 7005 Pure White
Accent: SW 6220 Interesting
Aqua

Siding: SW 6227 Meditative Blue
Trim: SW 7005 Pure White
Accent: SW 6228 Refuge

Siding: SW 6223 Still Water
Trim: SW 7005 Pure White
Accent: SW 6258 Tricorn Black

Reds:

Siding: SW 6027 Cordovan
Trim: SW 6119 Antique White
Accent: SW 2842 Roycroft Suede

Lower Siding: SW 6113 Interactive
Cream
Upper Siding: SW 7017 Dorian Gray
Trim: SW 7005 Pure White
Accent: SW 2802 Rookwood Red

Siding: SW 6337 Spun Sugar
Trim: SW 7005 Pure White
Accent: SW 6340 Baked Clay

Porch Ceiling Colors:

SW 6478 Watery
SW 6491 Open Air

Prefinished Siding Colors (James Hardie ColorPlus Colors indicated)

Whites:

Siding: Arctic White
 Trim: Arctic White
 Accent: All colors possible for accents

Tans / Browns:

Siding: Navajo Beige
 Trim: Arctic White
 Accent: Sail Cloth

Siding: Navajo Beige
 Trim: Arctic White
 Accent: Khaki Brown

Siding: Navajo Beige
 Trim: Khaki Brown
 Accent: Mountain Sage

Siding: Cobblestone
 Trim: Monterey Taupe
 Accent: Boothbay Blue

Siding: Sandstone Beige
 Trim: Sail Cloth
 Accent: Timber Bark

Siding: Autumn Tan
 Trim: Sail Cloth
 Trim: or Khaki Brown
 Accent: Heathered Moss

Siding: Woodstock Brown
 Trim: Navajo Beige
 Accent: Cobblestone

Siding: Khaki Brown
 Trim: Navajo Beige
 Accent: Autumn Tan

Tans / Browns continued:

Siding: Khaki Brown
 Trim: Navajo Beige
 Accent: Countryland Red

Siding: Khaki Brown
 Trim: Monterey Taupe
 Accent: Mountain Sage

Siding: Timberbark
 Trim: Monterey Taupe
 Accent: Cobblestone

Siding: Timberbark
 Trim: Cobblestone
 Accent: Khaki Brown

Greens:

Siding: Heathered Moss
 Trim: Navajo Beige
 Accent: Mountain Sage

Siding: Heathered Moss
 Trim: Navajo Beige
 Accent: Countrylane Red

Siding: Mountain Sage
 Trim: Navajo Beige
 Accent: Heathered Moss

Siding: Mountain Sage
 Trim: Khaki Brown
 Accent: Navajo Beige

Siding: Parkside Pine
 Trim: Navajo Beige
 Accent: Heathered Moss

Yellows:

Siding: Woodland Cream
Trim: Arctic White
Accent: Sail Cloth

Siding: Woodland Cream
Trim: Arctic White
Accent: Woodstock Brown

Siding: Harris Cream
Trim: Arctic White
Accent: Heathered Moss

Siding: Sail Cloth
Trim: Arctic White
Accent: Navajo Beige

Siding: Sail Cloth
Trim: Arctic White
Accent: Khaki Brown

Siding: Sail Cloth
Trim: Arctic White
Accent: Harris Cream

Blues:

Siding: Light Mist
Trim: Arctic White
Accent: Boothbay Blue

Siding: Light Mist
Trim: Arctic White
Accent: Navajo Beige

Siding: Boothbay Blue
Trim: Cobblestone
Accent: Monterey Taupe

Siding: Evening Blue
Trim: Arctic White
Accent: Cobblestone

Reds:

Siding: Countrylane Red
Trim: Navajo Beige
Accent: Khaki Brown

Siding: Countrylane Red
Trim: Navajo Beige
Accent: Heathered Moss

Siding: Countrylane Red
Trim: Arctic White
Accent: Woodstock Brown

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ARB SUBMITTAL FORMS

ARB SUBMITTAL CHECKLIST

COLOR SELECTION FORM

ARB ALTERATIONS AND ADDITIONS
SUBMITTAL CHECKLIST



ARB SUBMITTAL CHECKLIST

BUILDER SUBMITTAL FORM

NO SUBMITTAL WILL BE REVIEWED UNLESS ALL INFORMATION IS INCLUDED

September 2015 Note: Submit completed ARB Submittal Checklist and required information to ARB for ARB review and approval prior to proceeding with any permitting or construction as required.

Builder / Homeowner Name _____ Lot No. _____
Plan Name _____ Date Submitted _____
Street Address _____

Site Plan (8-1/2" x 11")

- Scale
- Setbacks and easements
- Building footprint and finished floor elevation(s) as possible
- Clearing limits not to exceed necessary construction zone (indicate on plan)
- Water meter & sewer locations (from field observation)
- Driveway (include any special materials) and finished elevation at street
- Decks and patios
- Walkways (include 3' min. walkway to street sidewalk), other on site, etc.
- Fencing, retaining walls, etc.
- Service areas (include method of screening)
- Accessory buildings (if any)
- Impervious square footage (per municipality requirements)

Landscaping Plan (8-1/2" x 11")

- A Landscaping Plan / ARB Approved generic package plan

Architectural Plans (8-1/2" x 11" or copy of Approved Portfolio Builder Cut-Sheet)

- Floor plans with finishable square footage (within limits / requirements)
- Front, sides & rear elevations (with material indications)
- Special details (porch railings, columns, etc.)

Colors and Materials

- Color Selection Form must be attached

Reviewing is only for conformance with the Jordan Pointe Architectural Guidelines. This review is generally an aesthetic review only and the builder / owner is responsible for compliance with the Jordan Pointe Architectural Guidelines, Builder Contracts and requirements, Covenants, local, state, federal and other ordinances, applicable codes, safety regulations, etc.

- Approved Approved as Noted Not Approved Resubmit

Reviewed By _____
Jordan Pointe Community / ARB Representative

Date _____

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COLOR SELECTION FORM

September 2015 Note: Submit completed ARB Color Selection Form and required information to ARB for ARB review and approval prior to proceeding with any exterior finishing, painting, etc. as required.

Builder / Homeowner Name _____ Lot No. _____
Plan Name _____ Date Submitted _____
Street Address _____

All exterior colors must be selected and submitted to the Jordan Pointe Architectural Review Board (ARB) for review and approval prior to painting / finishing house. In case of conflict with existing homes, another color choice may be required for ARB review and approval. Review the permanent files and adjacent house colors for color coordination and prevention of color duplication prior to submittal. Provide material manufacturer, product / model name, color name, color number, etc. as required for each material and color to best indicate / identify such material and color. Paint colors, pre-finished siding colors, brick / stone / etc. veneers, etc. other than colors on file with the ARB shall be submitted with actual material samples (to be returned after ARB review) and paint / siding / other materials color chip samples (minimum 1" square in size and larger samples may be required) for ARB review, approval and record. Provide a color brochure sheet for all brick, stone, other veneers, roof, special door and window colors, etc. proposals for review, approval and record. Any requested material samples will be returned after ARB review. All exterior materials and colors should be submitted with the original house submittal to best assure your first choice selection. Note: Color selection approval based on a first-come first-serve basis. See the Guidelines for other specific exterior material and color requirements and diversity separation requirements.

Brick _____ Stone _____
Siding _____ Trim _____
Shakes _____ Board and Batten _____
Front Door _____ Garage Door _____
Windows _____ Shutters _____
Roof _____ Fencing _____
Other (Accent areas, accessory buildings, etc.) _____

Reviewing is only for conformance with the Jordan Pointe Architectural Guidelines. This review is generally an aesthetic review only and the builder / owner is responsible for compliance with the Jordan Pointe Architectural Guidelines, Builder Contracts and requirements, Covenants, local, state, federal and other ordinances, applicable codes, safety regulations, etc.

Approved Approved as Noted Not Approved Resubmit

Reviewed By _____
Jordan Pointe Community / ARB Representative

Date _____



ARB ALTERATIONS AND ADDITIONS SUBMITTAL CHECKLIST

HOMEOWNER SUBMITTAL FORM

NO SUBMITTAL WILL BE REVIEWED UNLESS ALL INFORMATION IS INCLUDED

September 2015 Note: Submit completed ARB Alterations and Additions Submittal Checklist (or form as otherwise required by HOA Management Company) and required information to ARB (or as otherwise directed by HOA Management Company) for ARB review and approval prior to proceeding with any additions and alterations project permitting or construction as required.

Builder / Homeowner Name _____ Date Submitted _____
Street Address _____ Lot No. _____
Telephone Numbers – Home: _____ Work: _____

Site Plan as required (8-1/2" x 11")

- Setbacks and easements
- Existing house and additions footprint and finished floor elevation(s)
- Driveway and parking improvements / additions
- Deck, patio, walkway, etc. improvements / additions
- Fencing, retaining walls (including fence details as proposed) additions
- Accessory outbuilding improvements / additions
- Other site improvements / additions as required
- Impervious square footage (per municipality requirements)

Landscaping Plan as required (8-1/2" x 11")

- A Landscaping Plan is required for any landscape improvements other than for maintenance purposes

Architectural Plans as required (8-1/2" x 11")

- Floor plans with square footage of improvements / additions
- Front, sides & rear elevations (with material indications)
- Special details (porch railings, columns, etc.)
- Color Selection Form must be attached

Neighbor Notification

- Notification (for information purposes only and not for their "approval") of all adjacent neighbors or would reasonably view the improvement from their property required (indicate names of neighbors contacted on back)

Reviewing is only for conformance with the Jordan Pointe Architectural Guidelines. This review is generally an aesthetic review only and the builder / owner is responsible for compliance with the Jordan Pointe Architectural Guidelines, Builder Contracts and requirements, Covenants, local, state, federal and other ordinances, applicable codes, safety regulations, etc.

- Approved Approved as Noted Not Approved Resubmit

Reviewed By _____
Jordan Pointe Community / ARB Representative

Date _____