

ARCHITECTURAL REVIEW COMMITTEE DESIGN GUIDELINES

Hampton Chase Home Owners Association

The Architectural Review Committee (“ARC”) Design Guidelines provide a framework for homeowners planning exterior modifications to their property, helping ensure that changes align with the neighborhood’s aesthetic standards. By upholding these guidelines, homeowners contribute to a cohesive community appearance that supports stable property values and a high-quality living environment. These guidelines are not exclusive and should be used as a preliminary reference before submitting requests to the ARC. All proposed changes must be submitted to the ARC for approval prior to the start of any project.

The ARC Guidelines are intended to be used in conjunction with the governing Covenants, Conditions, and Restrictions (CC&Rs). These guidelines provide additional details to ensure that all modifications align with the community's standards, while fully supporting and adhering to the CC&R’s requirements. *Refer to 5.7 Of the CC&R’s regarding ARC Design Guidelines.*

1. Fencing Guidelines CC&R’s 5.16

Approval: All fencing installations must be approved by the ARC.

1.2 Vinyl Fencing: Only vinyl fencing in colors that complement the house trim and garage door will be considered.

1.3 Wood Fencing: must use a neutral earth-tone color that blends with the home’s exterior, subject to ARC approval. Regular maintenance and re-staining (if stained) are required to ensure a neat appearance.

2. Prohibited Fencing Types:

- Metal fence posts
- Permanent fabric fencing (typically used for erosion control)
- Chain-link fencing
- Fences exceeding 6 feet in height unless the property borders woods or a retention pond
- Front yard fencing

2.1 Trash Can Enclosures: Trash can enclosures are allowed on the garage side of the home and must be set back at least 4 feet from the front edge of the garage. The enclosure dimensions may not exceed 4 feet wide, 6 feet deep, and 4.5 feet high. It must be made from the same material as the property's privacy fence, with slats oriented vertically to match the fence.

2.2 Fence Orientation: The finished side of all fences must face outward.

2.3 Fence Connection: Fences should ideally connect with neighboring fences. If a fence is installed with a gap between it and the neighboring fence, the homeowner must maintain the space to prevent weed growth.

2.4 Perimeter fencing on Parsonage: For properties located along the neighborhood perimeter, an 8-foot fence height is permitted at the rear of the property to provide privacy from adjacent neighborhoods

3. Setback Requirements:

3.1 Fences must have a minimum setback of 6 feet from the front of the house.

3.2 For corner lots, fences adjacent to streets require a minimum setback of 7 feet to allow for right of way.

3.3 Fencing Restrictions Garages: Fencing to the front edge of the garage is prohibited and must maintain a 6ft setback.

4. Concrete drainage Swales Fencing (cul-de-sac only): Homes with fences that block the view of the cement swales at the back of the property must install a gate and are responsible for maintaining the area behind their fence (e.g., weed control, mowing) to prevent obstructions in the drainage area. (See CC&R's 5.26)

5. Landscaping CC&R's 5.16

All Landscaping changes must be submitted to the ARC for review except those in bold print.
Please refer to 5.4 of the CC&R's regarding Landscape maintenance.

5.1 Vegetation: Landscaping should use vegetation to complement the existing terrain and natural features of the lot.

5.2 Front Yard Flowerbeds: Flowerbeds in front of the residence should be well-maintained, with plants and shrubs. ***Small (mature height & width under 3ft) seasonal annuals, perennials and mulch replenishment DO NOT need to be submitted for review.***

5.3 Flowerbed lighting: ***All Solar lighting DOES NOT need approval.*** All wired lighting will need to be submitted for review.

5.4 Ornamental trees, large (mature height and width over 3ft) plants & shrubs planted in garden beds must be submitted to the ARC for review.

5.5 Complete Garden Appearance: Flowerbeds are required to have a complete and well-maintained appearance throughout the year.

5.6 Ground Cover: Flower beds must be covered with materials such as wood chip mulch or pine straw in neutral colors that complement neighborhood tones. Soil only is not permitted.

5.7 Stone Accents: Neutral-colored rocks are permitted in flowerbeds.

5.8 Edging and Borders: Flowerbeds should have clean, maintained borders. Acceptable edging materials include brick, landscaping pavers, Rubber edging or metal edging in neutral earth tones. Exterior building brick with or without holes and concrete block (cinder) is not permitted.

5.9 Invasive Species: Homeowners should not plant invasive species that could spread to neighboring yards. For example, bamboo, which can quickly encroach beyond its planted area, is not permitted.

5.10 Vegetable Gardens: No Vegetable gardens will be permitted in the front garden beds. Flowering herbs will be considered on request.

5.11 Tree Removal and Replanting: Removal and replanting of trees require ARC approval to maintain the neighborhood's landscape.

5.12 Water Features: *Small water features such as fountains or bird baths should be minimal in size if visible from the street. Proper upkeep is required & DO NOT need to be submitted for Arc review.*

6. Retaining Walls CC&R's 5.7

6.1 Approval Requirement: Must receive prior approval from the ARC.

6.2 Material and Design: Retaining walls must be constructed from materials that provide a natural appearance and are visually harmonious with the neighborhood's overall aesthetic.

6.3 Prohibited Materials: Retaining walls made from railroad ties are strictly prohibited.

6.4 Drainage Consideration: Retaining walls must not obstruct the natural storm-water drainage patterns on any property, as this could adversely impact neighboring lots.

7. Driveways CC&R's 5.7

7.1 Must Submit to ARC for review.

7.2 Approval and Permits: once approval has been received by the county you must submit a copy of the permit with any changes the county made to the driveway (extension) Plan.

7.3 Materials: extensions and additions must be constructed using the same material as the current driveway and the same color.

7.4 Drainage Plan: A drainage plan should be submitted with the ARC application to ensure that any driveway extension or addition does not alter or obstruct natural storm-water drainage patterns or cause runoff issues on neighboring properties. This can be added to your survey to show the direction that the water will flow.

7.5 Circular Driveways: Circular driveways are not permitted.

8. Sheds CC&R's 5.9(b)

8.1 Approval Requirement: All sheds require prior approval from the ARC before installation or delivery. Approval includes both the shed color and trim color.

8.2 Construction Materials: Sheds must be constructed of wood and have a shingled or high quality metal roof. Metal and Composite sheds are not permitted.

8.3 Color Standards: Sheds must be painted in an earth-tone color that complements the home's exterior (e.g., beige, brown, tan, olive green). Accent colors must also be in the earth-tone family.

8.4 Height Restriction: Sheds may not be more than 1 story or 12ft in height.

8.5 Setback Requirements: Sheds must meet the required set back stated on the permit.

8.6 Shed Installation Requirements: All ARC requests for sheds must include details on leveling and the type of foundation materials to be used. This ensures proper review and compliance with community standards.

8.6 Foundation Restrictions: In accordance with county regulations, concrete pads are not permitted at the rear of the lot. Homeowners must specify the leveling material to be used for shed installation (e.g., cinder blocks, ground leveling, sand, or patio pavers) as part of the ARC application.

9. Gutters *CC&R's 5.7*

9.1 Approval Requirement: All gutter installations require ARC approval to ensure alignment with the neighborhood's color palette.

9.2 Color Recommendations: Gutters must be in neutral, muted earth-tone colors that complement the home's exterior.

10. Exterior Paint *CC&R's 5.7*

10.1 Approval Requirement: Any changes to exterior paint colors require ARC approval before work begins.

10.2 Garage Doors: Garage doors are to remain beige to maintain a cohesive look across the neighborhood, matching the soffits and other trim elements of the home.

10.3 Shutters: Shutter colors may be updated, provided they remain within the earth-tone palette (e.g., beige, tan, brown, gray, black).

10.4 Front Doors: Front doors must be painted in either a matching shade to the shutters or a complementary earth-tone color.

10.5 Address Display: Painting addresses on curbs is prohibited to maintain neighborhood safety and ensure visibility for drivers and pedestrians. All house numbers must be securely attached to the home, positioned at eye level or higher, and clearly visible from the road.

10.6. Sidewalks and Driveways: No Staining, Painting, or Epoxy:

No staining, painting, or application of epoxy to sidewalks and driveways is permitted. These areas must remain in their natural state or be finished with materials approved in the original design or development guidelines. Any modifications to the appearance of sidewalks or driveways, such as coatings, treatments, or coverings, must be submitted to the ARC for review and approval before any work begins.

10.7. Exterior Porches: Paint, Stain, and Epoxy Submission Requirements: Any painting, staining, or application of epoxy to exterior porch surfaces requires ARC review and

approval. All color choices for porches must fall within the Hampton Chase Color Palette. The ARC reserves the right to deny any color choice, even if it falls within the color palette, based on the aesthetics of the home and its compatibility with neighboring properties.

10.8. Color Approval Process:

- All proposed colors must be submitted to the ARC for review, including detailed samples or paint swatches.
- The ARC will consider the overall neighborhood aesthetic, surrounding property finishes, and visual harmony when reviewing requests.
- The ARC reserves the right to request modifications or deny a submission if the proposed color is deemed to negatively impact the overall community appeal.

11. Exterior Doors, Storm Doors and Windows 5.5 of the CC&R's

11.1 Approval Requirement: ARC approval is required for all storm door installations to ensure neighborhood aesthetic consistency.

11.2 Color and Design Standards: Storm doors must be painted in an earth-tone color to align with the community's overall design and maintain visual harmony. In accordance with the neighborhood's CC&Rs, storm doors with bars are not permitted.

11.3 Security and decorative bars are prohibited on exterior windows and doors including Storm doors.

11.4 Screen Doors: Screen doors on the front of the house is not permitted. Storm doors (glass) with screens are acceptable with ARC approval.

11.5 Front Porch Screening: Screening in front porches is not permitted.

11.6 Window Treatments: All Windows must have acceptable window coverings such as blinds and or curtains. Sheets, foil and other temporary coverings are not permitted except for up to 1 week when moving in or out of the property.

11.6 Awnings: All window awnings whether permanent or temporary are not permitted.

12. Roof Replacements CC&R's 5.7

12.1 Approval Requirement: All roof replacements require prior approval from the ARC to ensure consistency with neighborhood standards.

12.2 Permits and Documentation: Homeowners must obtain all required county permits for roof replacements.

12.3 Roofing Materials: Metal roofs are not permitted. All roofs must be constructed using architectural shingles.

13. Pools and Spas CC&R's 5.19

13.1 All Pools must be submitted to Arc for review and must include a drainage plan.

13.2 Permits and Documentation: Homeowners must obtain all county required permits for pool installation.

13.3 Above ground pools: Above-ground pools are not permitted within the community. All pools must be in-ground and comply with the community's design standards as well as any applicable safety and regulatory requirements.

13.4 Pool Installation Timeline: All pool requests must include projected start and completion dates as part of the submission. This information is necessary for ARC review.

14. Property Drainage CC&R's 5.26

14.1 Approval Requirement: All property drainage modifications require prior approval from the ARC to ensure compatibility with community standards and to prevent adverse impacts on neighboring properties.

14.2 Submission Requirements

Site Plan: A detailed drawing of the proposed drainage layout must be submitted on a copy of the property survey, clearly indicating the location of all drainage elements.

14.3 Materials and Specifications: The ARC application must specify the materials to be used for the drainage system, including piping, grates, and any other components.

14.4 Front Yard Drainage: Any drains running through or terminating in the front yard must be covered with sod upon installation to maintain a cohesive and visually appealing landscape

14.5 Impact on Adjacent Properties: Drainage modifications must not direct water runoff onto neighboring properties or interfere with natural water flow patterns. Homeowners may be required to submit additional documentation if the project has the potential to impact surrounding areas.

For questions or additional guidance, homeowners should consult with the ARC to ensure their drainage plans align with neighborhood standards and requirements.

15. Holiday and Seasonal Decorations CC&R's 5.7

To maintain the aesthetic appeal and consistency of our neighborhood, the following guidelines for holiday decorations and lights must be observed:

15.1 Christmas Decorations & Lights: All Christmas decorations, including lights, trees, and related items, are required to be removed by January 20th of the new year. This ensures our neighborhood maintains a tidy and cohesive look after the holiday season.

15.2 Other Holiday Decorations: Decorations for other holidays (Halloween, Easter, Thanksgiving, etc.) must be removed no later than two weeks after the holiday has passed.

16. Trampolines, Basketball Hoops and Play sets CC&R's 5.19

All Trampolines, Basketball Hoops and Play sets must be submitted to the ARC for review.

16.1 Trampolines must be behind a fence and those with safety nets that are taller than the fence line must receive ARC approval.

16.2 Basketball Hoops: All basketball hoops will receive a conditional approval that requires that the hoops be portable and hidden from sight when not in use. Preferably in the garage or laid down behind a fence. Failure to comply with the conditional approval can result in non compliance with the conditions and the basketball hoop to be permanently removed

16.3 Playsets: Children's play sets must be behind a fence and not exceed 7ft in height (top of roof or highest point). Playgrounds with a platform must not allow a child to be seen over the fence. This is to protect Children's privacy and the privacy of surrounding homeowners.

17. Antennas and Satellite Dishes CC&R's 5.8

Antennas and satellite dishes are not permitted as outlined in 5.8 of the CC&Rs

18.ARC Outdoor Lighting Guidelines CC&R's 5.7

To ensure consistency and uphold the aesthetic integrity of the community, the following guidelines for outdoor lighting are established. All lighting installations must be reviewed and approved by the Architectural Review Committee (ARC) before installation.

18.1. Hard-Wired Lighting Submission:

All hard-wired outdoor lighting systems, including but not limited to landscape lights, security lights, and any other permanently installed lighting fixtures, must be submitted to the ARC for review prior to installation. This ensures compliance with community standards and regulations.

18.2. Permanent Hanging Exterior Lights Submission:

Any permanent hanging exterior lighting fixtures, such as lanterns, chandeliers, and string lights, must also be submitted to the ARC for review. This includes any lighting that is physically attached to structures like homes, pergolas, or fences.

18.3. RGB Lighting from Eufy, Govee, Nbright, and Similar Brands:

RGB lighting systems, such as those from Eufy, Govee, Nbright, and similar brands must be approved by the ARC before installation. This includes all smart lighting systems, light strips, and any type of exterior lighting that offers multiple color options. RGB lights must be programmed to default to warm white during non-holiday periods.

18.4. Holiday Lighting Guidelines:

When holiday decorations are in place, the color scheme of exterior lighting must align with the Seasonal Decoration Guidelines outlined in **Section 15** of the Architectural Review Design Guidelines. During recognized holidays, lights may be displayed in colors and styles appropriate for the season. However, the use of RGB lighting must follow these guidelines

strictly, and lighting must be turned to default warm white promptly at the conclusion of the holiday period.

18.5. Compliance with Community Aesthetics:

All outdoor lighting installations must blend seamlessly with the overall aesthetic of the neighborhood and should not be overly bright, intrusive, or disruptive to neighbors. The ARC reserves the right to require modifications to any lighting deemed incompatible with the community’s design standards.

HAMPTON CHASE COLOR PALLET



ARCHITECTURAL REVIEW COMMITTEE DESIGN GUIDELINES

Quick List for Denial

Fencing

- Metal fence posts
- Permanent fabric fencing (typically used for erosion control)
- Chain-link fencing
- Fences exceeding 6 feet in height unless the property borders woods or a retention pond
- Front yard fencing
- Fencing to the front edge of the garage is prohibited and must maintain a 6ft setback

Landscaping

- Soil only garden beds
- Construction brick and cinder block borders
- Invasive Plant species
- Distasteful or nude Statues/ water fountains
- Vegetable Gardens In front beds/ front yard

Retaining Walls

- Railroad ties

Sheds

- Over 1 story or 12ft In height to the peak of the roof
- Metal Sheds
- Composite Sheds

Driveways

- Circular Driveways

Exterior Paint

- All colors not in the Hampton Chase color Pallet
- Painting of the curbs for any reason
- Garage door Color that is not Beige
- Painting or staining Driveways and Sidewalks

Exterior Doors, Storm Doors and Windows

- Security bars on doors or windows
- Screen doors on the front of the house
- awning above windows permanent or temporary
- Sheets, foil or other temporary window treatments
- Screen enclosing front porch

Roofs

- Metal Roofs

Pools

- Above Ground Pools

Trampolines, Basketball Hoops and Play Sets

- Permanent Basketball hoops
- Play sets over 7ft (roof or highest point)

Antennas and Satellite Dishes