

IRONHORSE ESTATES

Architectural Control

Amended and Restated on July 5, 2005

ACC Requirements - Plans	
Plan review costs (2 full sets required)	\$400. Non Refundable
Plot Plan	Yes
Elevations	Yes
Floor Plan	Yes
Landscape Plan	Yes; prior to landscaping. Landscaping must be completed within 30 days of completion of home
Street Light and Pole	Specified by developer
Mailbox and stand	Builder/Buyer to install mailbox to match house stone
Home Owners Association Dues	Current dues – subject to change
Site Cleaning Fee	\$300 one time setup fee. If unused, it shall be credited upon completion of construction and compliance of plan, towards HOA dues.
Street cleaning & portable toilets	Streets to be cleaned four times per year at the developers discretion Builder to provide portable toilets
Square Footage Minimum	
Single level	2500 sq. ft. single level.
Two Story - first floor	Two story - 1 st floor 2500 sq. ft. minimum
Maximum square footage of 2 nd floor to be no more than 2/3rds of 1 st floor	NOTE: Square footage will be based on all area with ceilings 8' or higher. Unfinished square footage does not count toward the square foot minimums.
Exterior Design	
Siding	<u>No siding will be allowed on any elevation</u>
Windows	Stucco wrapped trim – heavy timber – rock trim – stained clear wood
Fascia	5/4 by 10 inch minimum with 2 by 8 minimum sub facial maintenance free clear wood OR Metal Wrapped
Chimneys	<u>CHASED with no direct venting</u>
Chimney Caps	Painted to match roof or copper
Brick, Stone, Stucco	Minimum requirement: 30% exterior brick or simulated stone on <u>ALL</u> elevations. Remainder to be Stucco.
Architectural Design	To include decorative wood applications such as columns, corbels, crown and dentil molding. Exterior features such as dormers, gables, bayed windows and

	porches are encouraged.
Exterior Colors	<u>EXTERIOR COLORS MUST BE APPROVED PRIOR TO APPLICATION</u>
Roof - materials	Must be submitted prior to application
Pitch	6/12 minimum unless written permission requested and received by ACC. Alternate pitch, like Tuscany, must be approved by ACC
Shingles or Tile	40 year minimum architectural relief shingles with built up hip and ridge <u>OR</u> Tile Roof
Colors	Must be submitted prior to application
Roof vents, pipes, etc.	All roof extrusions to match roof color and should be hidden if possible. <u>No direct venting of fireplace/s</u>
Roof Heights	Varying roof heights. Minimum of 5 broken roof lines required. Must submit to ACC for approval
Setbacks - minimums (or city setbacks)	ACC reserves the right to grant set back variances
Front	50 feet
Rear	30 feet
Side	20 feet
Side for two story	25 feet
Street side	35 feet
Garage	
Location	Front driveway entry with a circular drive; side or rear entry. Absolutely no garage doors to face the road. Driveway must be Concrete from the road to garage, no asphalt.
Interior finish	Taped, sanded, painted
Concrete restriction	Curved, accented
Extra vehicles	Enclosed or screened from street view
Fencing	All perimeter fencing outlining a "Lot" on the sides or the rear of the "Lot" Property Pin to Property Pin to be black rail vinyl - 3 or 4 rail or black wrought iron (Aluminum, Black Iodized Looks like Wrought Iron) Other fencing to be within building setbacks. All other fencing to be 15 feet from property boundaries. Chain link and solid wood fencing are prohibited.

Privacy Walls	Attached and in building setbacks
Air Conditioner	Concealed from road view to match exterior
Landscaping Plan	Hydro seeding is approved
Automatic Sprinklers	Required on full yard. Sprinklers required on any dirt area areas
<i>Landscape Plan continued below</i>	<i>Landscape Plan continued below</i>
<u>PLANTER BEDS</u>	
Front Yard	35% minimum
Back Yard	15% minimum
Side Yard	20% minimum
<u>SHRUB COUNT</u>	
<u>Front Yard</u>	40 five gallon AND 22 Ten Gallon – FRONT YARD
<u>Back Yard</u>	40 five gallon AND 22 Ten Gallon – BACK YARD
<u>TREE COUNT</u>	<u>FRONT YARD</u>
Front Yard	Minimum 14 Trees at two inch caliper trees AND 7 Trees with <u>4 inch caliper</u> trees – <u>six trees must be evergreen</u>
Back Yard	<u>BACK YARD</u>
	Minimum 10 two inch caliper trees or 1 tree per 40 feet
Drainage Plan	Must be submitted with the landscape plan. Water to remain on each individual lot. Swales are to remain swales. Swales are to remain grassy unless using decorative drainage rock. Rock color to be approved by ACC. White or gray rock will not be approved by ACC.
Accessory Structures	Detached structures shall be allowed if in conformity with the provisions of this Guideline. There will be no metal storage nor wood storage attachments to any dwelling unit except as approved by the Architectural Committee. Garages, storage sheds, shops detached or attached to the residential structure, and patio covers shall be constructed of, and roofed with the same materials, and with similar colors and design, as the residential structure on the applicable building Lot. Each dwelling unit shall have permanently maintained off-street parking for two (2) vehicles. The first fifty (50) feet from the old farm road onto the Building Lot to be paved or concreted as a driveway. All driveways and parking areas are to be kept in dust free condition.

Miscellaneous	
Utility Meters	Hidden or screened
Lot Signage	Only designated marketing or construction company to have signage on the Road Easement only

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Siding	<u>No siding will be allowed on any elevation</u>
Windows	Stucco wrapped trim – heavy timber – rock trim – stained clear wood
Fascia	5/4 by 10 inch minimum with 2 by 8 minimum sub facial maintenance free clear wood OR Metal Wrapped
Chimneys	<u>CHASED with no direct venting</u>
Chimney Caps	Painted to match roof or copper
Brick, Stone, Stucco	Minimum requirement: 30% exterior brick or simulated stone on <u>ALL</u> elevations. Remainder to be Stucco.
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