

Community Rules and Regulations – Architecture

(Version 1.2, July 2018)

Edgewater is a planned developed community which is governed by recorded Covenants and Restrictions. The Edgewater Covenants permit the Edgewater POA Board of Directors to create guidelines that further clarify the Covenants and restrictions. These Rules and Regulations are adopted by the Board to further the value, safety, welfare and enjoyment of Edgewater by its residents. These Rules and Regulations are subject to change by the Board with majority vote (51%).

The Rules and Regulations outlined in this document are supplemental to existing guidelines outlined in the community Covenants.

Unless otherwise noted, all items listed in these guidelines must be approved by the Architectural Review Committee (ARC) prior to any installation. All improvements must be shown on a survey (to scale) with details of the request verifying that all rules and the community's architectural integrity have been met or exceeded. The Edgewater ARC has 30 days upon receipt to approve, approve with conditions or deny requests. Once the project is complete, the property owner must notify the committee for final review. Also, any improvements or repairs to previously approved requests, including repainting, need to follow Edgewater guidelines.

We have made an effort to define architectural guidelines to address the requirements of property owners, but realize that not everything may have been captured or that special circumstances may exist that need a variance. If this situation arises, please provide a letter explaining the requested exception and why, and include that with your ARC submission. A decision on the exception will be provided with the overall decision on the ARC request.

Residence

Size of Structure

As outlined in the covenants, the primary home has a minimum requirement of 1400 heated square feet above grade. Above grade does not include heated square feet within the basement area. Secondary guest homes have a minimum requirement of 900 heated square feet above grade. Please note that there are additional guidelines for supplemental structures outlined in local municipality zoning ordinances that must be followed, and may add to or override Edgewater guidelines. For example, Sawmills requires that the maximum square footage allowed for a guest home is 50% of the primary. So in order to meet community covenants, the primary home must be 1800 sq. ft. or larger. Sawmills also has restrictions on location of guest home on the property. Please plan appropriately.

Type of Structure

In order to promote and maintain property values, the following guidelines are set and enforced.

- No mobile or manufactured 'on-frame' homes are permitted
- Stick built and log cabin homes are accepted

- Custom modular homes are allowed only if they meet Edgewater architectural guidelines and comply with all building codes, and are subject to ARC approval to ensure the structure is an acceptable 'fit' for the community.
- Roof lines and pitch should be architecturally proportional. No flat or low pitched roofs less than an 8/12 pitch should be planned in the structure. The exception would be in porch or dormer components if applicable, which can be less than an 8/12 pitch.

Exterior Materials

- Exteriors should be constructed/covered by wood, hardiplank, brick, stucco, or rock veneer.
- No horizontal vinyl lap siding. The ARC recognizes that there may be other composite materials available, including vinyl products, and that vinyl is sometimes used in exterior accent applications. The use of these material may be acceptable if it resembles a natural material and adheres to the community color palette. Please submit additional information on the material to determine if it is acceptable.
- A combination of exterior materials is acceptable
- The roof must be covered by architectural shingles (no plain 3-tab), metal, or terra cotta. Other materials must be submitted to ARC for approval
- All sides of the foundation should be covered consistently

Exterior Colors

To maintain an aesthetically pleasing appearance conforming to our natural surroundings, the community adopts an earth tone color palette for all structures. Accent colors outside of an earth tone pallet are acceptable but should be reviewed/approved by the ARC.

Sheds

Lot owners may have one outbuilding or storage shed per lot. The primary residence must be constructed or in the construction process before the shed is constructed.

- Must be located in the rear yard (non-street side), 10' from all property lines.
- No vinyl, plastic, or metal sheds are permitted
- It is preferred that all materials match with primary housing materials, however, at a minimum the shed must have hardiplank/hardiboard siding.
- Exterior colors should match or compliment the house
- At no point shall the shed be used as an accessory dwelling
- Must meet all local municipality standards and guidelines

Garages and Carports

Typically, a garage should be constructed during construction of the primary residence, but there may be times where a garage is added after the primary residence is constructed. In either case, design and materials must follow the following guidelines:

- The garage must match in appearance and architectural style with the on-site house and be built fully to building code.
- All building materials used shall match exactly with the on-site residence including but not limited to the trim, shingles, and lighting fixtures,
- Exterior color shall match the on-site residence
- If there are any proposed secondary entrances, these must match with the existing exterior doors on the house
- No garage shall be converted to another type of living space.
- If the garage is detached, check with local zoning ordinance to see if a detached garage is considered an outbuilding, as that may preclude you from having a shed as well per local zoning.

Carports are an acceptable alternative to a garage, but must follow certain guidelines.

- Must be a permanent structure, securely attached to the ground
- Must be positioned on the lot in relation to the house, similar to a garage
- Must not be vinyl or metal

Fencing

Fences are an acceptable architectural accessory for property owners, but must not take away from the natural setting of the community, nor diminish property value for the owner or the community as a whole. **Please keep your neighbors and the community in mind as you design, and look to incorporate landscaping to soften hard lines.**

Street-side fencing

In keeping with the natural aesthetics of the neighborhood, street-side fencing guidelines are designed to preserve the feeling of openness while still defining boundary.

- Maximum height of 4 ft.
- See through design. No solid panels or tight pickets.
- Minimum 30 ft. setback from the street

Sides and Back

- Maximum height of 6 ft.
- Solid panels are acceptable for side fencing
- Sides must start at street-side fence or at least a 30' setback from street if no street-side fence is installed

All fencing

- Fencing materials can be wood, metal, or composites
- No white vinyl fencing, chain link fencing, t-post cattle fencing, or barbed wire is allowed.
- Fencing color should follow earth tone color pallet
- Pickets must be installed on the exterior side of the fence
- For wood fences, all gate and fence posts shall be at a minimum 4x4 construction. Spacing between posts shall be no longer than 8 ft. on center.
- Alternate fencing materials can be used if the enclosure is not a perimeter fence and must not be visible from any street.

Outside Antennas

Any outside radio or television antennas or discs shall be installed, if at all possible, at a location that is not visible from the street. If that is not an option, landscaping should be installed to hide the view.

Gas Tanks

The preference is for any accessory gas tank to be buried on the property. At the very least it should be out of sight from the road, or landscaped to keep from being visible.