

## GENERAL NOTES

1. An Architectural site plan for Section 26, Highgrove Farms, has been prepared for graphic presentation and as an aid to general site location. Any party needing to determine actual commitments, lot dimensions, easements, restrictions, etc, should examine the recorded plats, deeds, grading plans, deed restrictions, and covenants.

2. The following Architectural Guidelines, Article VII of the New Albany Country Club Community Design Guidelines, are provided for reference. Articles I through IX of the Design Guidelines must also be thoroughly referenced for additional information. The Architectural Review Committee (ARC) has the express right to provide variances and to modify the content of these requirements at any time. It is the purchasers' responsibility to familiarize themselves with the current required architectural standards and lot requirements.

3. Purchasers of lots are encouraged to meet with an ARC representative to ascertain the detailed design requirements prior to starting the design of a house. This is a service offered to all purchasers of lots, builders, and architects. Each lot in Highgrove is unique and may have unique architectural restrictions and guidelines. The ARC reserves the right to require a concept meeting for any lot as deemed necessary.

4. Purchasers of lots are required to obtain a Certificate of Appropriateness from the ARC. In order to obtain a Certificate of Appropriateness, the purchaser will be required to submit a final architectural plan approved by ARC, an Application for a Certificate of Appropriateness (listing a builder, in good standing, who is a member of The New Albany Country Club Communities Participating Builder Program) with appropriate fee payment, and an Exterior Materials Submission Form, as well as other documentation that may be requested by the ARC.

5. Final architectural and landscape plans, as well as a completed Exterior Materials Submission Form, are required to be reviewed and approved by the ARC prior to commencement of construction and installation of materials related to the home's construction. Failure to submit required plans and forms is a violation of the Design Guidelines and could result in the issuances of a Stop Work Order, legal action, and other measures as deemed necessary by the ARC.

## ARCHITECTURAL STANDARDS

**Section 7.1 Architectural Style.** The approved architectural style for Highgrove Farms is derived from Classical American architecture, including Federal and American Georgian styles. Lot owners and designers are encouraged to look at strong examples of these historic styles as they develop a design for a particular home site.

**Section 7.2 Architectural Massing and Scale.** The architectural massing and scale can best be achieved by close adherence to the scale and proportions of the Georgian style as viewed in whole or as detailed in numerous books and studies produced over the years. Particular attention should be given to the window arrangements and proportions and relationship of each part of the Building to a whole, as well as the general Building symmetry.

A strong hierarchy of the primary dwelling with secondary ancillary hyphens and dependencies will be stressed. The height, form, and scale of elements should follow the traditional references of the existing architectural context of the Country Club Community.

A "primary dwelling form" that establishes consistent massing and scale shall be utilized. This massing shall be brick. Ancillary forms, hyphens, dependencies, pavilions, garages, follies, etc, shall be generally diminutive in nature and rendered with brick as the predominant building material. A minimum roof pitch of 7:12 are permitted only on minor roofs, i.e. entry porches, dormers, etc.

**Section 7.3 Home Size and Height.** Residence in this section shall be one and one-half (1-1/2) to two and one-half (2-1/2) stories in height.

The Architectural Review Committee (ARC) shall have the right to modify these requirements to accommodate unusually shaped Sites and the ARC shall have the express right to provide the appropriate variances. All purchasers are strongly encouraged to meet with the ARC to ascertain the detailed design requirements prior to starting the design of a house.

**Section 7.4 Exterior Finish Materials.** Homes shall be constructed of handmade brick. (See Supplemental Exhibits for specific material selection). Wood paneling or clapboard siding, in appropriate styles, may be used on certain hyphens or dependencies subject to ARC approval. All proposed paint colors, including those for doors, shutters, and trim must be submitted to the ARC for written approval prior to applications.

The construction of a brick sample wall shall be required. If construction is necessary, the sample wall shall measure a minimum of 4'-0" wide x 4'-0" tall and shall accurately depict the wall materials. An Integral cornice and sloping roof section that depict the proposed colors, material and roof material are required.

**Section 7.4.1 Exterior Materials for Submission Form.** Each lot owner is required to complete the required Exterior Materials Submission Form and submit it to the Architectural Review Committee (ARC) for approval prior to construction. Owners and designers may contact the ARC to obtain current information. Forms and exterior material specifications required by the ARC are updated periodically. It is the purchasers' responsibility to familiarize themselves with the current specifications and standards.

**Section 7.4.2 Roofing.** All dwelling roofs shall be constructed of an ARC approved Natural Slate Shingle Roof. The owner and / or designer may present alternate slate roof types to the ARC for approval. Standing seam metal roofs in copper and galvanized metal are appropriate for hyphens and dependencies only.

**Section 7.4.3 Gutters / Downspouts.** All dwellings shall have traditional half-round or ogee gutters and downspouts. All gutters and downspouts are required to be copper, unless otherwise noted.

**Section 7.4.4 Brick.** All dwellings shall utilize oversize handmade brick in traditional shapes and sizes as approved by the ARC (See List Below). The use of standard sized bricks shall be permitted only when reviewed and approved by the ARC. Colored mortar is required (See List Below). The use of special bond patterns such as Flemish or English bond is encouraged. The use of waterable brick is required while bullnose sills and treads, and other shaped brick are recommended, but not required.

### Brick and Mortar Specification

Brick A - Cushwa "Rose Full Range" H.M.O.S in Flemish Bond only with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Brick B - Glen - Gery "Belgium Toasted" H.M.O.S in Flemish Common Bond only (Flemish Bond every sixth course) with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Brick C - Old Carolina "Williamstowne # 700" H.M.O.S - Running Bond acceptable with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Brick D - Old Carolina "Tryon #750" H.M.O.S - Running bond acceptable with Lafarge "Lite Buff" trowel point grapevine joint & Shelly/Reese sand.

Jack arches are required to be factory made on a radius and shall be three to five courses in height.

**Section 7.4.5 Brick Chimneys.** Symmetrically placed brick chimneys are required for all lots (exceptions will be considered on a case by case basis).

**Section 7.4.6 Siding and Wood Trim.** The use of wood siding and fiber-cement product is permitted on dependencies only. Traditional patterns of clapboard siding and trim shall be utilized. Trim materials shall be wood or fiber-cement product, provided that it exceeds a minimum thickness of .625". Traditional profiles that utilize "Azek" or equivalent may be considered on a case by case basis. All exterior trim is to be painted an approved off-white.

**Section 7.4.7 Windows.** Approved windows constructed either of wood with "TRUE DIVIDED LITES" (TDL) or "SIMULATED DIVIDED LITES" (SDL) or aluminum-clad windows with "SIMULATED DIVIDED LITES".

Mixing of window types and / or manufacturer on the same dwelling is prohibited. Window manufacturers and distributors are required to meet certain criteria and are required to be approved by the ARC. Purchasers should contact the ARC for a current Approved Window Manufacturer and Distributor List. Computer generated window drawings are required to be submitted to the ARC for review and approval for each lot prior to the ordering of windows.

All basement windows are required to match the other windows used on the house. Window wells, where appropriate, are required to be of an ARC approved material. Masonry window wells are required on all elevations that are visible from the street and sidewalk. Metal window wells are prohibited. Special care should be used to minimize the exposure of any window well by the use of approved fencing, walls, and landscaping. It is the responsibility of the purchaser or builder to meet the safety standards required for window wells. If a guardrail or grill is required, a drawing must be submitted to the ARC for design approval.

### Section 7.4.8 Doors.

**A. Front Doors.** Front doors are encouraged to be traditional paneled wood of a durable species (Colonial in style). Composite doors shall be considered on a case by case basis and must be approved by the ARC. Single panel and flush wood doors are not permitted. Sidelights may be used in conjunction with transoms. Scaled drawings of the front entry system showing the door panel, transom, and sidelights are required to be submitted to the ARC along with the window drawings for review and approval prior to the ordering of doors.

**B. Secondary Doors.** Secondary doors shall be traditional paneled doors of "French Door" style doors. All variations of the "French Door" style must be constructed of wood or an ARC approved composite with "TRUE DIVIDED LITES" (TDL) or aesthetically appropriate "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by the ARC. Door manufacturers and distributors are required to meet certain review criteria and be approved by the ARC. Scaled drawings of secondary doors are required to be submitted to the ARC along with the window drawings for review and approval prior to the ordering of doors.

**Section 7.4.9 Skylights and Accent Elements.** Skylights must be properly screened from off-site views. Detailed drawings of the proposed skylight and screening are required to be submitted and approved by the ARC for all skylight applications. Cupolas, dormers, lanterns, belvederes, window bays, and traditional glass conservatories are permitted, provided they are consistent with the architectural theme and approved by the ARC.

**Section 7.4.10 Paint Colors.** The following paint manufacturers and color lines are recommended for doors, shutters, fascias, cornices, soffits, siding, and other miscellaneous trim. All exterior trim, including fascias, cornices, and soffits, is required to be an approved off-white. Variations of off-white are typically required for siding. Dark stains or dark colors such as black, dark green, dark blue, and burgundy are typically required for doors and shutters. Final color selections must be approved by the ARC. Application for approval shall be made on the Exterior Materials Submission Form. The owner may present alternate manufacturers' color samples to the ARC for review and approval.

MANUFACTURER	COLOR
Sherwin-Williams Paint Co.	"Heritage Colors" "Preservation Palette"
Coronado Paint Company	"Chesapeake Bay" "Restoration Colors"
Benjamin Moore Paints	"Historical Color Collections" "Exterior Expressions"

**Section 7.4.11 Shutters.** Exterior shutters may be raised panel or louvered. All shutters shall appear to be fully operative and mounted on traditional shutter hardware (operable hinges and approved shutter clips). When used, shutters must be used consistently and be sized to fully cover the adjacent windows. (Each shutter should equal one-half the width of the window frame). Shutters may be required for homes with clapboard siding or painted brick. Shutter design, material, and location must be approved by the ARC.

**Section 7.5 Exterior Lighting and Mailbox.** A standard New Albany Country Club Communities yard light and mailbox is required for each lot. The ARC will define a consistent location for the yard light and mailbox at the time of preliminary design submittal.

Lighting of the Front Entry Court and Rear Yard area for the safety and convenience of the homeowner may be permitted upon review and approval of a lighting plan by the ARC. Spotlights that accent the architecture and up lighting or down lighting that washes the building facade are prohibited. Decorative accent low voltage style lighting of any type is permitted for covered porches and entryways only, provided that the lights are not located any higher than 15 feet above ground level. The location of any security lighting must be indicated on the final design submittal or the landscape submittal for review and approved by the ARC. If any additional ground lighting is desired, a lighting plan is required to be submitted to the ARC for specific review and approval.

**Section 7.6 Garages.** Garages with vehicular doors facing the street shall be set back a minimum of 30'-0" behind the front building face. Garages with vehicular doors facing the rear Property Line shall be set back a minimum of 30'-0" from the rear Property Line and shall have a minimum of a 5'-0" wide landscape buffer area. Garages with vehicular doors facing the side Property Line shall be set back a minimum of 30'-0" and shall have a minimum of a 5'-0" wide landscape buffer area. Garages with more than two vehicular doors facing the front Property Line are strongly discouraged and may be prohibited.

Within the required landscape buffer area, there shall be a minimum of 6'-0" tall evergreen hedge or ARC approved evergreen tree row that screens the vehicular doors from adjacent properties. Plant material is required to be touching at the time of installation. It is the responsibility of the property owner to maintain proper drainage per the master grading plan. Drain tile may be required, at the expense of the property owner, for certain site conditions.

Special care shall be exercised to minimize the exposure of any garage exhibit doors by the use of fencing, walls, or landscaping, regardless of which property line the doors face. The use of windows, doors, and recessed panels in the walls of the garages is encouraged and, in some cases, may be required. Designers are encouraged to consider dedicating sufficient storage space for tools, landscaping supplies, lawn care equipment, trash receptacles, and auto accessories within the total garage area.

**Section 7.6.1 Garage Doors (Pedestrian).** All pedestrian garage doors shall meet the secondary door requirements and be consistent with the architectural theme of the dwelling. Secondary doors shall be traditional paneled doors or "French Door" style door shall be constructed of wood with "TRUE DIVIDED LITES" (TDL) or "SIMULATED DIVIDED LITES" (SDL). Metal or fiberglass doors with glass panels are prohibited unless specifically approved by ARC. Door manufacturers and distributors are required to meet certain review criteria and are required to be approved by ARC. Scaled drawings of pedestrian doors are required to be submitted to the ARC with the window drawings for review and approval prior to the ordering or doors.

**Section 7.6.2 Garage Doors (Vehicular).** All vehicular garage doors shall be traditional paneled doors in a style appropriate to the architectural theme of the dwelling. The use of glass panels in vehicular doors must be specifically approved by the ARC. Eight (8) or Nine (9) feet wide individual bay doors are permitted. Double bay garage doors are not permitted.

**Section 7.7 Driveways, Entry Courts and Drive Aprons.** The appearance of driveways and entry courts shall be consistent throughout the neighborhood. Driveways shall be made of a durable material. Suggested materials include brick or asphalt. Poured concrete driveways are not permitted. Railroad tie edging of driveways is not permitted. Driveways shall be limited to one lane width (12 feet) between the street and Building Line but may then be widened to provide a turn-around area with adequate space for guest parking.

Entry courtyards shall be limited to the Front Yard area of the Site. Courtyards shall be screened from the street and adjoining views by walls and / or appropriate plantings. The recommended paving materials include brick, stone aggregate topped bituminous pavement, bluestone, natural cobblestones, or asphalt. All drive and courtyard materials must be submitted for ARC approval. A supplemental exhibit has been developed that outlines site development criteria. Please reference this exhibit for specific criteria pertaining to specific lots.

**Section 7.9 Private Walkways.** Private walkways shall be constructed of pavers such as brick or bluestone. Purchasers of lots are required to provide a 4'-0" wide walkway from the front entry to the street unless a front auto court exists. Railroad tie edging of walks and / or steps is not permitted. All private walkway locations, designs, and paver materials must be submitted for ARC approval prior to the time of landscape submission.

**Section 7.10 Public Sidewalks.** Public sidewalks shall be installed in accordance with the supplemental exhibit.

**Section 7.11 Screened Porches.** Detailing shall be traditional wood with a break in screening at the rail height. Columns or full height vertical members shall be in proper proportion to the height of the space. All screened porch trim shall be painted to match the trim color of the dwelling. Rooflines of screened porches shall conform to the architectural style of the house and compliment the massing of the main house block. Porches on the rear of the house, depending on location, may be required to have a brick base.

**Section 7.12 Front Porches, Balconies, and Platforms.** Extended front porches, balconies, or other constructed platforms above grade are discouraged. All such structures must be submitted to the ARC for specific variance approval. Antebellum style porticos with 2-story columns are prohibited.

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**Section 7.13 Utilities.** All utilities shall be installed underground where possible. Screening for above ground utility structures, meters, and heat and cooling units is required and is the responsibility of the purchaser. Utility screening must be shown on the landscape submission and is subject to ARC approval.

**Section 7.14 Pools / Spas, Fountains / Ponds.** All water features shall be of in-ground construction. The pool / spa / fountain equipment shall be located within an enclosure and completely screened from adjoining properties. Exterior spas shall be integrated with the architecture and landscape incorporating terraces, walls, and structures. Swimming pools and spas shall be screened from adjoining properties by fencing or landscaping. "Above-ground" spas are typically prohibited. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

**Section 7.15 Service Courts.** Service courts shall be provided to shield certain outdoor facilities from neighboring properties, including air conditioners / heat pumps, approved miniature satellite dishes, trash receptacles and carts, irrigation controllers and meters and other utilities. All such facilities of a Site shall be enclosed within a service court which is attached to the house and entirely enclosed by a privacy wall or landscaped fence that is a minimum of 4'-0" high. Service courts shall be located away from adjoining residences where possible. They may be located in side or rear yards but not in the Front Yard. All proposed screening, fencing, and other such structures shall be submitted to the ARC for review and approval.

**Section 7.16 Ancillary Structures.** All ancillary structures shall be either free standing or attached to the main structure of the house or garage by garden walls, and/or fences. By definition, ancillary structures are considered to be any building form that is independent in nature from the primary residence that exceeds 6 ft. in height (ie: Pavilions, garages, Pergolas, outdoor fireplaces, detached garages and misc. garden structures, etc.). These ancillary structures must be specifically approved by the ARC. The colors, walls, roof, and trim materials shall match those used on the house. These structures shall be designed by an approved architect and be reviewed and approved by the ARC prior to installation.

**Section 7.17 Equipment Storage.** Storage of all trash receptacles and maintenance equipment shall be within garages, garden walls, or storage structures. Such items should not be visible from streets, common open spaces, or adjacent lots.

**Section 7.18 Vehicle Storage.** All campers, off-road vehicles, pickup trucks, or boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside. Guest vehicles that cannot be accommodated in garages must be parked in designated courtyards and / or driveways. Under no circumstances are vehicles allowed to be parked on lawn or landscaped areas.

**Section 7.19 Sport and Recreational Equipment.** Basketball backboards and supports, swing sets, and other children's play facilities are subject to ARC approval. When locating sports and recreational equipment on the site, the property owner shall consider views from adjoining properties and provide adequate screening. Sketches indicating types of structures, locations within the site, materials, and colors to be used, and methods of screening are required to be submitted to the ARC for approval prior to installation.

**Section 7.20 Warranty Disclaimer.** Neither the Declarant nor the Master Association, by establishing architectural standards and establishing covenants, conditions and restrictions, in any way warrant or guarantee the quality, merchantability, or fitness for a particular purpose of any items, products, goods, or materials that have been approved or are from time to time approved pursuant to architectural standards established under the Declaration of Covenants, Conditions, Restrictions, and Easements, dated December 3, 1990.

This document is not a recorded plat. Any party needing to determine actual commitments should examine the recorded plats, deeds, deed restrictions and covenants.

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