

EAGLESGATE COMMUNITY ASSOCIATION
DESIGN REVIEW COMMITTEE

Eaglesgate Construction Guidelines

SECTION 1: GENERAL

This document provides guidance for homeowners, contractors and sub-contractors for new homes, construction sites, and residential projects. These architectural and construction standards are designed to help interpret and implement requirements of the *Declaration of Covenants, Restrictions, Easements, Charges, Assessments and Liens for Eaglesgate, L.L.C.*

Article VIII of the Covenants creates the Design Review Committee and directs it to promote and preserve the unique appeal and value of Eaglesgate. These Guidelines have been adopted by the Eaglesgate Design Review Committee, according to Sections 8.05(b), 8.06 and 15.05 of the Covenants.

The DRC must approve the plans for all construction projects on any lot or common grounds in the community before work may commence. [Section 8.07] Failure to submit plans for DRC approval could cause action by the Association Board under Section 8.12 and Article XV. Construction request forms are posted on the Eaglesgate Web site.

In its review of new home construction plans, the Committee's primary goal is to encourage and assure quality in style and design, paying particular attention to how well the building is in harmony with the community's general architectural style. The DRC considers the site plan, floor plan, exterior appearance, building materials, landscape plans, and construction standards, as well as the lot's location, orientation, topography and use rules.

The Committee also approves all homeowner-initiated projects that impact on the appearance of homes and lots to assure that they comply with the Covenants and these Guidelines. Residential project plans and designs are approved on a case-by-case basis. [Sections 8.08 and 15.05]

The DRC will not review home construction requests that involve changes in the current Eaglesgate lot map unless they are accompanied by written approval of the ECA Board. Those changes may include, but are not limited to, re-plats, mergers, combinations or divisions of lot, and/or the changing of lot boundaries. [Sections 7.02, 10.02, 11.05(a)]

The DRC has final determination and approval of all matters relevant to construction projects in order to ensure the quality, value and architectural integrity of Eaglesgate. [Sections 8.01, 8.06, 8.09] Questions or suggestions for changes or additions should be directed to the Design Review Committee.

SECTION 2: NEW HOME CONSTRUCTION

2.01 Minimum square footage

- (a) The minimum square footage requirements for enclosed living areas in new homes will be as follows.

Lots 29-87 (Phase I)
Lots 2 and 18-70 (Phase II)

Single-level residences	2,000
One-and-one-half story residences	2,300 (2,000 first floor)
Two-story residences	2,500 (2,000 first floor)

Lot 88 (Phase I)
Lots 1 and 3-17 (Phase II)
Lot 1-7 (Phase III)

Single-level residences	3,100
One-and-one-half-story residences	3,400 (3,000 first floor)
Two-story residences	3,800 (3,300 first floor)

Lots 1-4 (Re-plat of Lots 25-28 of Phase I)
Lots 1-18 (Re-plat of Lots 1-24 of Phase I)

Single-level residences	1,500
Two-story residences	2,200 (1,500 first floor)

Lots 74-84 (Re-plat of Phase IV)

Single-level residences	2,000
One-and-one-half-story residences	2,300 (2,000 first floor)
Two-story residences	2,500 (2,000 first floor)

- (b) “Enclosed living areas” is defined as areas of the home that are finished and enclosed for all-year occupancy, based on outside measurements of the home. These areas may include basements, garages, porches, or attics. [Section 11.05(b)(ii)]
- (c) The ECA Board or DRC may establish alternative requirements for selected lots, based on the location, size, shape and/or orientation of those lots. Section 11.05]
- (d) The DRC may permit lesser square footage requirements, taking into consideration the use of adjoining lots, but on a consistent basis. [Section 11.05(b)(ii or iii)]

2.02 EXTERIOR MATERIALS

- (a) Brick, stone, stone-cladding, two- or three-step stucco, and/or combinations of these materials are preferred exterior material for houses. These materials must remain consistent in color, quality and application on all elevations of the building. The DRC reserves the right to approve the percentage of such material used. [Section 11.05(g)]
- (b) Wood siding, wood paneling, Masonite stucco, Masonite horizontal lap siding (painted), plate glass, cedar and redwood are not permitted for primary exterior material; rather, they will be considered for accent or feature points on exteriors. If Masonite stucco is used for accent, it must be pre-finished and guaranteed against peeling and buckling for at least 10 years.
- (c) None of the following materials is allowed: Masonite board and batt, lava rock, exposed concrete block, simulated brick, or wood for exterior walls. Vinyl is not allowed for exterior accents, such as shutters. Other products may be considered on a case-by-case basis. [Section 11.05(g)]
- (d) Exterior insulation systems must be installed on foam bead board.
- (e) Shop grade and seconds of any of the approved or not recommended materials are not allowed.

2.03 Roofs

- (a) Tile or composition (asphalt or fiber-glass) may be used. Slate or cedar shake shingles are not allowed. Shingles must be dimensional design (also known as architectural or laminated design) and must weigh no less than 350 pounds per square. Three-tab shingles are not allowed. Samples or color photos must be made available to the DRC during the review process. [Section 11.05(g)]
- (b) A new home's roof line must reflect the same general style approach as others in the neighborhood, especially those adjacent to the new home. The pitch of the roof must be 9/12 or greater.
- (c) Roof height must be compatible with the roofs of the nearest homes.

2.04 EXTERIOR FEATURES

- (a) **WINDOWS:** In addition to exterior appearance, windows will be evaluated on performance and dimensional standards. Among performance standards: structurally stable material, not susceptible to rot or decay, energy efficiency, and stainable finish. Among dimensional criteria: size and proportionality of frames, sills, sashes, and other elements of the window structure.
 - (i) Window frames must be wood and may be clad in aluminum or vinyl. Composition materials are permissible, as long as they are

stainable and have elements comparable in appearance and proportions to wood models. Interior window material should be wood; composition such as stainable fiberglass may be considered.

- (ii) Main or featured windows on the front of a home must be a minimum of 60 inches in height. This does not apply to accent or other windows on the front of the house. Windows on the sides or rear may be double hung or casement.
 - (iii) All-vinyl windows are not allowed, nor are vinyl shutters.
- (b) **DOORS:** The preferred material for entry doors is solid wood. Metal and fiberglass doors will be considered, especially in the rear and sides of the house. John Deere and similar outside doors must be painted or stained to match or compliment the house exterior. Garage doors should be either wood or metal-clad insulated doors.
- (c) **HARDSCAPE:** Concrete must be used for driveways, sidewalks and decorative curbing. Stamping, staining, or other adornments to the concrete must be approved by the DRC. Materials allowed for retaining walls may include bricks, natural stone, concrete, or certain other masonry units manufactured specifically for that purpose.
- (d) **MAIL BOXES:** Mail boxes must be of king-size brick matching that on the house exterior and conform to appearance and dimensions in **Figure 1**.
- (e) **HOUSE NUMBERS:** Address numbering must be on metal or stone plaques affixed to, or integrated into, mail boxes or curbs near driveway entrances. Address plaques also may be placed above garage doors when garages face the street. Painting or stenciling addresses on curbs is not allowed.

SECTION 3: LAWN AND GARDEN

3.01 LANDSCAPING

- (a) The landscaping for new or existing homes should be designed and maintained to contribute to the over-all visual appeal of the community.
- (b) Builders must install sod in the front, side and back yards before occupancy of new owners. Sod must be fine-leaved, turf-type tall fescues, ryegrasses, and blue grasses. Some areas may be left natural, or seeded with native grasses, with the DRC's approval. [Section 10.03]
- (c) Builders must plant a minimum of two trees and four shrubs before occupancy by owners. The trees must be eight feet or more in height. Depending on lot size and shape and other landscape features, the DRC may

adjust the requirements for trees and shrubs based on the individual lot. [Section 10.3] Contractors must take measures to protect trees from construction activities. [Section 13.01(f)]

- (d) DRC approval must be obtained by builders wishing to remove trees four inches or more in diameter when clearing a lot for construction. Residents wishing to remove trees four inches or more in diameter must secure DRC approval. [Sections 10.03, 13.01(f)]
- (e) All new homes must have irrigation systems installed before they are occupied. The systems must cover the front, sides and back yards of residences. Builders are responsible for making sure sprinkler heads and lines remain within the property lines and do not overlap neighboring systems.
- (f) Replacement irrigation systems or first-time installation for existing homes must be approved by the DRC. Contractor and homeowner are responsible for making sure sprinkler heads and lines remain within the property lines and do not overlap neighboring systems.
- (g) Larger landscaping projects require DRC approval.
- (h) Small vegetable gardens are allowed in the back yard without DRC approval.

SECTION 4: CONSTRUCTION SITE REQUIREMENTS

4.01 CONSTRUCTION ACTIVITY

(a) Work on a lot may not begin until plans have been approved by the DRC. [Section 8.07]

(b) Construction must begin within 60 days of recording of the lot purchase, unless a waiver is obtained from the DRC. [Section 13.01(a)]

(c) Construction must be completed within six months, unless an extension is obtained from the DRC. [Section 10.06]

(d) Outside construction work must be between 7 a.m. and 7 p.m.; no outside work is allowed on Sundays or holidays. [Section 13.01(j)]

4.02 EROSION CONTROL

(a) To prevent damage to neighboring properties, common grounds, streets and sidewalks, contractors must take firm measures to prevent water and silt run-off before ground is disturbed at a new construction site. Water quality and appearance in Eaglesgate's three ponds are particularly in jeopardy from run-off.

(b) Strong geotextile fences, staked and trenched beneath the ground surface, are recommended in most situations. Where the grade is not too steep, silt logs, straw bales or other run-off barriers may be acceptable. The DRC will follow county and state Department of Resources guidance in its review of such measures. [Sections 10.15-16 and 13.01(c)]

4.03 TRASH AND DEBRIS

(a) To protect the safety of residents and workers as well as neighborhood appearance, construction sites must be kept as free as possible of trash and debris. Contractors must obtain permission from the owners of adjacent lots to place excavation materials there temporarily. Excess excavation materials must be removed from construction sites and neighboring lots as soon as possible. [Section 13.01(k)] Adjacent lots damaged by construction activity must be restored to their original state as soon as possible.

(b) Dumpsters for trash and debris must be installed at work sites at the beginning of construction activity. Accumulation of trash or scrap material is not allowed for extended periods of time during construction projects. [Section 10.11]

(c) Burning of trash or any other material on construction sites in Eaglesgate is not allowed.

(d) Concrete suppliers and contractors must not clean equipment or dump excess or cleaning water on sidewalks or into streets. [Section 13.01(l)]

(e) Builders must take measures to minimize mud and gravel track-out onto neighborhood streets and sidewalks and clean up when necessary.

4.04 PORTABLE TOILETS

Portable toilets must be placed at construction sites as soon as work begins. These toilets must be serviced regularly.

4.05 VEHICLE PARKING

Contractors, sub-contractors, employees and vendors must park on only one side of the street at construction sites and not impede traffic flow, giving particular attention to assuring passage by emergency vehicles and postal, trash and snow removal trucks. [Sec. 8.06(a)(ix)]

4.06 NOISE

Loud music is not allowed at any construction site. [Section 13.01(d)]

SECTION 5: HOME IMPROVEMENTS

5.01 HOMEOWNER PROJECTS

All additions to or expansions of existing homes must be approved by the DRC. The construction standards for new homes apply to all such projects.

- (a) Exterior materials will be the same, or complement, the material of the existing home. The roof line, pitch and height will be compatible with the existing home and with adjacent homes.
- (b) The construction work or visual impact on immediate neighbors, common ground, ponds, streets and the general community must be minimal.

5.02 FENCES

Both wood and wrought iron fences are allowed [see (e) and (f) below]. All fence projects in Eaglesgate must be submitted to the DRC for approval before construction begins. The request must include a copy of the contract and a diagram showing fence and gate locations on the lot.

- (a) Fences must be four feet high, except that fences may be six feet high on the perimeter of the subdivision (only the portion on the perimeter) with DRC approval. All framework and supports posts must face into the yard where it is installed. All support posts must be set in concrete.
- (b) The DRC recommends that fences be flush with the rear of the house. No fence will be allowed if it extends forward from the back corner of the house more than 50% of the house depth.
- (c) Fences cannot obstruct the view of motorists or cyclists. No fence may be erected adjacent to an existing fence. Installation of fences on corner lots will be considered on a case-by-case basis, depending on such issues as traffic safety and impact on neighbors and common ground uses.
- (d) The DRC may adjust these criteria on a lot-by-lot basis to protect community appearance and values.
- (e) **WOOD FENCES** must be constructed of oil-treated 1-inch x 8-inch x 48-inch Southern Yellow Pine or cedar. The fence should be a shadowbox (wood on wood) style, with pickets on each side of at least two horizontal rails. **See Figure 2.**
- (f) **IRON FENCES** will have three rails in the extended picket style with Triad finials. They should have a black finish. The horizontal channel rail dimensions will be two-inch x 1-inch. Picket dimensions must be at least ¾-inch square and located four inches on center. **See Figure 3.**

(g) Wire and chain link fences are not allowed. [Section 10.08]

5.03 DECKS

Decks, porches and steps added to existing homes must be approved by the DRC. Cedar, redwood or other suitable natural wood or composite decking may be used.

(a) Major timber supports smaller than 6" x 6" should be bricked to match house exterior or clad in the deck's composite material.

(b) Where a porch is above grade, matching lattice or other matching material must be installed to cover the void beneath the structure.

5.04 POOLS

No above-ground pools are allowed in Eaglesgate. [Section 10.07] All in-ground pools plans must be approved by the DRC. Pool plans should generally conform to quality industry construction standards. They must be located in back yards, which must be fenced. [See ECG Section 2.05] The pool and deck must not take up more than two-thirds of the back yard area.

5.05 PATIOS

Concrete, brick, and pavers are allowed for patios. Size, location and design compatibility with house are factors considered by the DRC in project reviews.

5.06 PLAYGROUND EQUIPMENT

To foster a family-friendly atmosphere in Eaglesgate, outdoor recreation projects are allowed. They should reflect the prevailing style and appearance of the community and should be temporary rather than permanent installations.

(a) PLAYGROUND EQUIPMENT such as swing sets and trampolines do not require DRC approval but should be of good quality, maintained in good order, and removed once they are no longer in use. Ideally, such equipment will be placed in fenced back yards and well within the residence's property lines.

5.07 OTHER OUTDOOR PROJECTS

The DRC's approval for outdoor fireplaces and kitchens, pergolas, privacy fences, etc., will be based on size and scope of the projects, location at the rear of homes, proportionality to other features in the back yard, and compatibility with the home exterior and design.

5.08 EXTERIOR BUILDINGS

Storage and utility buildings are not permitted on residential lots in Eaglesgate.

DRC Doc 100
MARCH 7, 2013

DRC Doc 100
MARCH 7, 2013
9 OF 9

