

ARCHITECTURE GUIDELINES

Tuscany Ridge

INTRODUCTION

The philosophy and vision behind Tuscany Ridge has been to blend amenities, such as the winding trail system and open spaces, with home architecture in a manner that fosters a sense of community while still allowing privacy of a two-acre lot size.

Some developments inadvertently become an uncoordinated collection of homes with uninviting and even intimidating entrances. This is not what Tuscany Ridge is meant to be. Welcoming and friendly homes are envisioned with for example, a beam framed porch or veranda on the front of the home.

Towards the philosophy and vision, a fundamental notion of the Architectural Committee (AC) is to be a partner rather than adversary for each homeowner and to provide suggestions and ideas. The AC will also strive to preserve each homeowner's investment through the enforcement of the Architectural Guidelines. Through thoughtful evaluation of each plan presented, the AC will strive to improve the individual outcome for each homeowner.

Design Philosophies:

Deliver a neighborhood founded on the following philosophies:

- Features that provide a sense of community while maintaining the privacy of a two acre lot; an interconnecting walking trail, centrally located open spaces, complementary architectural styles, etc.
- A hint of European architectural appeal, but with a coordinated style palette that appeals to a broad range of individuals
- Interesting architectures (no “box” homes)
- Timelessness and quality

The following guidelines were drafted in support of the above philosophies. The philosophies themselves arrived from observing local neighborhoods in the area and also old-world neighborhoods in countries over four times the age of the United States. The production nature of large scale developments has reinforced the notion of the box with a simple roof as the ideal living environment due to cost optimization. Architecture in countries that have been around for over 1000 years reveals that the warmest, most inviting architectures are very different from today's mass market designs.

SUMMARY OF TEN KEY ARCHITECTURAL GUIDELINES Tuscany Ridge

- 1. Architectural Styles** – Arts and Crafts, English Country, or New England Country preferred
- 2. Minimum Heated Square Footage** – 2700 square feet total or 2200 square feet on the main floor of a single-story home
- 3. Masonry** - stone shall cover a minimum of 10% of the front façade; stone, brick and/or real stucco shall cover a minimum of 20% of the elevations above the foundation / first floor dividing line that are visible from the street. Brick shall be of the ‘tumbled’ variety and not standard red/orange in color. Chimney exteriors shall be masonry or stucco.
- 4. Wood** - heavy timber exposed framing is encouraged, as well as cedar shakes, board and batten siding.
- 5. Roofs** - steeply pitched; natural dark colors; 40 year shingles, cedar shakes, or slate. Hierarchical, assymetrical layering of roofing sections will create a desired complexity of design and uniqueness.
- 6. Color** - natural colors are required; beiges, tans, warm grays and browns; with accents of richer tones.
- 7. Garages** - placed to the side or rear of the home, not projected from the front. Side loading preferred.
- 8. Driveway Entrance** – an important aesthetic feature of the neighborhood. See enclosed “Driveways” section. Specific driveway-attach-points have been specified by Orange County.
- 9. Architectural Ordering and Massing** - asymmetrical, hierarchical, and rambling; not balanced and controlled. Appendages such as garages extend the visual length and can dramatically enhance property appearance and perceived value.
- 10. Community Living** – a part of the community. For example, a home with front door that is visible from the street; a driveway that leads the visitor to the front door. Consider a kitchen or a main family living space looking onto the street. Verandas, porches, and patios on the front present a warm welcome and opportunity to see other neighbors.

This summary is provided for ease of reference and does not diminish the importance of other items contained in the following guidelines. However, this summary should provide a good idea of the overall design intentions and expectations.

ARCHITECTURAL GUIDELINES TUSCANY RIDGE

The Declaration of Restrictive Covenants for Tuscan Ridge establishes the Architectural Committee. References in parenthesis of the following document refer to related sections of the Restrictive Covenants

Square Footage, Setbacks, and Easements

1. **Minimum Heated Square Footage:** 2700 square feet total or 2200 square feet on the main floor of a single-story home (Section 9.1)

2. **Setbacks:** Unless shown otherwise on the recorded plat, the minimum setbacks are:
 - Front Yard – 50 feet (Section 9.2 a)

 - Rear Yard – 25 feet (Section 9.2 a)

 - Side Yard – 25 feet (Section 9.2 c)

 - Roof overhangs, decks, stoops, steps, and patios shall not intrude into the setback areas.

3. **Greenway Buffer:** 30 feet in width running along the access right of way on the front Lot line(s) of each lot (Section 6.5).

Exterior Elevations & Design Duplication

1. Exterior elevations will be reviewed for architectural design and materials and for aesthetic appearance in terms of the overall dwelling and its relationship to other homes in Tuscan Ridge. Plans should address the total design approach of the home including front, rear, and side elevations.

2. The Architectural Committee may reject any proposed new construction or changes to existing houses based on purely aesthetic grounds, where, in its sole judgment, such action is required to maintain the architectural integrity of Tuscan Ridge.

3. Repetitious designs are discouraged and may not be approved unless there is sufficient variation in detailing, finishes, and colors.

4. The approval of plans, materials, or colors for a specific site does not imply approval for another building site.

Exterior Materials and Colors

1. Natural and earth-tone exterior colors are required. Field and trim colors should be complementary. The intent is that individual homes should blend into the natural setting. Stark white, defined as greater than an 86 color reflectance ratio, is only permitted in window frames.
2. The selection of exterior materials shall be harmonious with the architectural design of each residence. Natural materials are preferred over synthetic materials. Depending on the specific application, the following materials are approved:
 - a. Wood (cypress/cedar/redwood, etc.): heavy timber exposed framing is encouraged, as well as cedar shakes or shingles and vertical board and batten; the use of standard horizontal board siding shall be minimized. Fibre-cement siding boards are acceptable, as are polymer-based trim, rail and accent pieces.
 - b. Masonry: natural stone and brick. Manufactured stone may be approved if sufficiently close to natural stone in appearance. Brick shall be of the ‘tumble’ character, and not red/orange in color.
 - c. Stucco: Only real, three-coat masonry stucco over lath and a proper moisture barrier shall be approved.
 - d. Windows: Wood (windows may be aluminum or vinyl clad or painted exterior) and style-compatible with the overall style of the home.
 - e. Garage Doors: Wood doors are preferred; however, certain raised panel insulated steel doors may be approved based on design.
 - f. Chimney: Exterior to be masonry or real stucco. Flues for fireplaces and woodburning stoves must include spark arresters.
3. The following exterior materials are not approved: Metal siding; fiberglass and other plastic sidings; concrete block (except sub-grade walls); logs; flagstone used as siding; fiberglass or asphalt shingles used for siding; vinyl clad field fascia; certain types of imitation stone and brick. Vinyl or aluminum siding may be approved for roof trim, soffit trim, window trim.
4. The Architectural Committee shall have final approval of all exterior colors and materials. Exterior colors that, in the opinion of the Architectural Committee, would be inharmonious, discordant or incongruous shall not be permitted.

Roofs

1. Roofs shall be natural, and subdued in color. Recommended roof surfacing materials include cedar shakes and shingles, slate, and true dimensional asphalt shingles. High quality metal roofs may be used on a limited basis.

2. Solar roof panels should be flush mounted, integral to the roof design, and not be visible from the street.

Garages

1. All residences shall have a two-car or greater garage and adequate off-street parking for resident vehicles. Sideload garages are preferred. Garages with entrances visible from the street must be recessed 25 feet behind the front elevation of the home and are overall discouraged. Garages that protrude in front of the home are allowed where the topography requires it, and the use of an auto-court is strongly encouraged. Carports may be approved by the AC, but must be of substantial construction and blend with the home architecture.

Driveways, Mailboxes, and Culvert Headwalls

1. Driveway surface shall be black asphalt (SuperPave, or I2) for the first 50 feet from the roadway. Thereafter, asphalt, compacted crushed stone, clay brick, interlocking precast pavers, or concrete (if colored and darkened with oxide admixture that approximates the albedo of black asphalt) are acceptable. **No white concrete or near-white concrete.** No excessively wide paving. Pavement width shall not exceed 12 feet except for flares, turnarounds, garage aprons, and drop-offs.
2. Curving driveways that take advantage of natural topography, vegetation, and the siting of the house will enhance the look of the property and are preferable.
3. Driveway culvert shall be reinforced concrete pipe (RCP) with decorative planting as shown in the Driveway Construction & Mailbox Specification document. Metal, plastic, HDPE, and other non-concrete materials are unacceptable for driveway culverts. Culverts shall be installed wherever driveways or other improvements cross development or roadway drainageways.
4. Driveway entrance design specifications for the first 20x50 foot envelope, driveway attach points as specified by Orange County, and mailbox specifications are described in the Driveway Construction & Mailbox Specification document.
5. Culvert headwalls with mortared stone are not permissible due to current DOT regulations.

Walls, Fences, Trellises & Arbors

1. Attempts to establish property lines by fencing, walls, or vegetative hedges are discouraged as the feeling of the natural wooded site and open spaces is desired. Any running wall or fence over 100 sq ft in surface area (one-side) that is viewable from public rights-of-way must be approved by the AC prior to construction. Retaining walls to accomplish abrupt grade changes may be used where appropriate

2. Free standing walls, fences, trellises and arbors are acceptable provided they blend with the surrounding architecture and landscape and are not excessive in number.
3. Chain link fencing shall not be used in areas visible from public rights-of-way or adjacent houses. However, in the case of pet containment areas to the rear of houses, black vinyl-coated chain link fencing is acceptable.

Outdoor Living, Recreation, and Outbuildings

1. Decks, covered porches, terraces, and patios should harmonize with the architectural design of the house. Piers supporting decks and porches should be substantial type construction. Areas beneath elevated decks and porches are to be shielded from public view with latticework, landscaping, or other means.
2. No above-ground swimming pools. No street-side swimming pools, spas, or hot tubs. Pools exceeding 1000 cubic feet must be filled from an off-premises water source
3. Basketball posts and fittings shall be of dark colors to blend with the surrounding environment and backboards shall be clear plastic without bright colored lettering or logos. The visual effect of a clear backboard is desirable over white backboards, particularly when the white ages and become grey, brown, or cracked.
4. No dedicated basketball courts, tennis courts, handball courts, or large, special dedicated paved or hard-surface areas without AC approval.
5. Outbuildings such as guest cottages, gazebos, garden shelters, and sheds must have AC approval, which shall not be unreasonably withheld provided outbuildings are similar in design style and materials to the residence or otherwise appealing in design.
6. All trash barrel containers, A/C compressors, pool equipment, water softeners, etc. shall be located behind the house building line and be screened from view from the street and adjoining properties.

Irrigation Systems

1. The choice of design and use of an irrigation system is up to the homeowner. Irrigating only the front landscaped beddings and front lawn may minimize system cost and conserve water usage. Availability of well water versus average and peak daily irrigation system output should be carefully considered, and if an irrigation system is installed, the use of an underground storage tank to feed the irrigation pressure-tank is highly recommended.
2. If an irrigation system is to be installed:
 - a. A closed loop system with automatic zoning is recommended.
 - b. Instructions for the normal operation of the system shall be given to the builder, who in turn will supply this information to the home buyer at the time of sale, along with any system warranties.

- c. The Landscape Architect designing the system should submit an as-built irrigation plan obtained from the subcontractor who performed the installation and testing.
- d. To facilitate future maintenance and repair, specific locations, manufacturer's name and model numbers and specifications for all components of the system should be included on the plan.

Exterior Lighting and Utilities

1. Low lumen diffused lighting is preferred. Security lights must be 5-minute maximum, motion sensor controlled, and calibrated to only detect motion and beam only on the immediate lot.
2. Utility services installation from the point of utility company connections underground to the home are the responsibility of the homeowner or their contractor. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service company equipment shall be screened from view by walls or landscaping. Propane, natural gas, oil, water and other storage tanks shall be placed underground.

Satellite & Antennae

1. No dishes, antennae, or aerials over 40" in diameter. Section 8.16 of the Covenants provides additional related restriction.

For any dish or reception device under 40":

- a. The location must be unobtrusive and should not be visible from the street.
- b. Adequate screening is to be provided so that the disk or dish is not visible from any adjoining Lot or the street
- c. No front lawn or side yard installation is to be allowed. No installation at the peak of a roof is allowed

Construction Site Requirements

1. All job sites will be kept in a clean and orderly condition. No materials will be placed or stored in the right-of-way, or the thirty foot Greenway Buffer located along the front of every lot.
2. Job site debris shall be removed weekly. The use of roll-off dumpsters for job site debris is encouraged. Roll-off dumpsters should be emptied on a regular basis. Debris should not be piled above the top of the dumpster.
3. Streets may not be used as material staging areas. Placement of materials in any street or cul-de-sac is not allowed.
4. Temporary construction site trailers may not be placed on any lot unless the Architectural Committee has given advance permission and has approved the proposed trailer site.

5. Construction trucks may not be parked on neighboring property without the written permission of the owner of that property. Parking on the road right-of-way is discouraged and may be prohibited by the Architectural Committee or the developer, due to infrastructure construction requirements. Utilities are installed in the right-of-way and heavy trucks may cause damage.
6. Builders shall take all reasonable precautions to prevent accidents.

Grading and Drainage

1. **Silt fence must be installed on the downhill lot clearing boundary prior to or immediately after lot clearing to prevent sediment run-off.**
2. No clearing of trees or grading shall commence until site plans have been approved in writing by the Architectural Committee. The Clearing Limit Line (“CLL”) shall be shown on the Site Plan
3. No bulldozing or digging shall take place until erosion control plans are approved by the Architectural Committee. The erosion control plan should ensure that sedimentation runoff will be retained on site and will not go onto adjoining lots and common areas.
4. Orange “hi-viz” tree protection fencing or equally visible markings shall be installed along the boundary line separating the Greenway Buffer from the buildable area of the Lot. The protective fencing shall not be removed from the Lot until completion of construction of and installation of all improvements to the Lot.
5. Gutter drains and stormwater must be managed so that it will not drain directly toward adjoining lots and should be attached to underground pipe.