



HIGHLANDS COVE

Revised September 1, 2017

Architectural Guideline Summary

Guidelines are subject to change. Additional details may be available in "Architectural Design Standards and Construction Guidelines"

HOA DUES AND FEES – COLLECTED AT CLOSING

Architectural Control Compliance Fee:	\$5,000 paid at lot closing (up to \$4,500 reimbursable after compliance).
HOA Dues:	\$225 estimate per quarter or \$900 per year Prorated to end of calendar year for closings.
Set Up Fee (Initial Assessment):	\$500 one-time fee.
Transfer Fee:	\$250
Street Cleaning Fee:	\$300 paid at lot closing
Mailbox Fee:	\$250 paid at lot closing

PLAN REVIEW SUBMITTALS

Architectural Plans to include:	Elevations (front, rear and sides), floor plan, and site plan. <i>Building plans to be reviewed and approved by the Architectural Committee prior to start of construction.</i>
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POTENTIAL PENALTY FEES - FOR NEW CONSTRUCTION

Street Clean Penalty:	Actual cost of sweep plus a \$300 penalty will be charged for additional sweeps required due to track out created by any subcontractor employed by Builder/Lot Owner.
Trash Clean Penalty:	Actual cost of the clean up plus a \$300 penalty will be charged to Builder/Lot Owner for clean up due to lack of maintenance.
Porta Potty Penalty:	Builder is responsible to provide porta potty units for each home they build. Failure to do so will result in a penalty fee of \$300 plus the cost of the porta potty unit.

Builders are strongly encouraged to stabilize their construction entry to reduce track out in cooperation with the EPA's Stormwater Pollution Prevention Plan and to keep the site clean. Builders agree to accept responsibility for their own lot.

SETBACKS *

Front:	20 feet	Interior side:	5 feet
Rear:	15 feet	Street side:	15 feet

** Lot 2 Block 1, Lots 15 & 16 Block 3 and perimeter lots have greater setbacks.
See plat for additional setbacks/easements.*

SQUARE FOOTAGE

Single Story	1,800 sq. ft. min (living area)
Two Story *	1,600 sq. ft. min. on main level (living area)
Basements	Allowed (not included in min. sf)

** flexibility will be given to daylight basement lots*

EXTERIOR – MINIMUM REQUIREMENTS

Colors:	To be submitted prior to application, includes stone/stucco. Colors to be earth tones or warm tones for the body of the house. Bright colors such as blue, red and yellow shall not be allowed.
Soffit & Fascia:	8" width minimum preferred. Two-step fascia encouraged where gutters are not in place.
Focal Features:	Depending on architectural style, decorative wood applications such as columns, corbels, crown, dentil molding and heavy window trim, roof line variations or other focal features are required .
Front Door:	Upgraded front door is required, which has a decorative glass insert or is otherwise approved.
Lighting:	Fixtures, standards and all exposed accessories must be approved by Architectural Committee. Minimum 3 exterior lights to be on a photocell, which could be down-lighting (i.e. in soffits), up-lighting, or otherwise approved by Architectural Committee. Override switch or timer allowed.
Siding:	8" true lap Hardi Plank, or board and batten; no vinyl.
Stone/Stucco:	Front elevation shall have minimum 30% stucco, stone, or brick and with all corners wrapped minimum of 2 feet (more required for taller walls); additional accents such as two-toned stucco, additional banding or related architectural accents are required.
Attic Trusses:	Big attic trusses not allowed
Chimneys:	Chimneys to be chased and Chimney enhancers are required

GARAGES AND DRIVEWAYS

Concrete Restriction:	Colored-curved concrete and/or pavers encouraged. Some stamping, curving, scoring or coloring required. Driveways may not be expanded beyond the width of the garage to allow for extra vehicle storage. Turnarounds are allowed with Architectural Committee approval.
Garage Door Orientation & Appearance:	Recessing garage door behind front corner of home or side-entry strongly encouraged. If garage is front facing or prominent, garage door must be recessed, have glass inserts, and/or other upgrades. No more than 3 openings for vehicles allowed. See Design Standards for examples of approved doors.
RV Bays:	Garage doors taller than 10 feet tall strongly discouraged.
Garage Interior Finish:	Sheetrocked, taped, sanded and painted.

ROOF – MINIMUM REQUIREMENTS

Colors:	Color and texture to be approved PRIOR to application (no light colors will be allowed, very dark or black preferred). If flat roof, see Roofing exception below.
Roofing:	Slate or tile strongly encouraged. Residential asphalt or similar allowed with upgrades to the home. Metal roof will be considered with upgrades to the home. Shiny roofing material not allowed. High profile ridge caps required. If the roof is flat, then gravel or other finish may be allowed with approval from the Architectural Committee.
Pitch:	Must match overall style of home and approved by Architectural Committee
Pipes:	Hidden on backside and/or painted to match roof color.
Rain Gutters & Downspouts:	Painted to match the color of surface to which they are attached, unless otherwise approved.

LANDSCAPE REQUIREMENTS

Architectural Committee approval required PRIOR to construction.

Completion Date:	Within 30 days of occupancy, weather permitting
Tree and Shrub Type & Locations:	See CC&Rs and Fire Safety Plan for restrictions. Tree and shrub plantings, locations and maintenance must comply with Fire Safety Plan. Trees should be located so that they are away from the home, even at maturity.
Tree Height Restrictions:	For Lots 13 - 16 Block 2, proper tree species must be selected and must be pruned or maintained to not grow taller than 30 feet to reduce blocking surrounding neighbors views.
Tree Count:	<i>Front yard:</i> 2 - Deciduous (2 ½" caliper) or Evergreen (8' height) minimum 1 tree may be allowed to assist with Firewise compliance if landscaping is upgraded (i.e. more shrubs planted) and plan has been approved by the Architectural Committee <i>Back yard:</i> 1 tree required minimum <i>Corner lot - side yard:</i> 1 additional Deciduous (2 ½" caliper) or Evergreen (8' height) minimum
Shrub Count:	<i>Front yard:</i> 10 shrubs min. (2 gallon min.) <i>Back yard:</i> 10 shrubs min. (2 gallon min.) <i>Corner lot - side yard:</i> 7 additional shrubs min. (2 gallon min.)
Planter Beds:	<i>Front yard:</i> 15% min.; 50% max. (See Xeriscape Landscaping below) <i>Back yard:</i> 5% of the area min. <i>Corner lot - side yard:</i> 10% of the area min.
Auto Sprinklers:	Required—full yard
Sod:	Rolled sod required; NO drill seed or hydroseed (See Xeriscape below)
Ground Cover:	Permanent stone encouraged. See fire safety plan for more details.
Concrete Curbing:	Encouraged
Irrigation Water:	Domestic water by Suez Water is irrigation source for the development
Xeriscape Landscaping:	Enhanced use of drought-tolerant plantings with little or no sod will be considered and may be approved. Detailed plan must be approved by Architectural Committee prior to installation

FENCING

Architectural Committee approval required PRIOR to construction.

Style & Materials:	Architectural Committee to review location, style, color and height. The preference fence allowed on side and rear lot lines is: open wrought-iron style, black, flat top rail (i.e. pickets not extending above top rail) and 6 feet tall (not including retaining walls). Side yard fence may not be extended into front yard and should be setback at least 5 feet from front corner of home. See CC&Rs for additional details. Solid masonry walls may be allowed up to 4 feet tall with prior approval by Architectural Committee for location, color, style and design. Short courtyard walls constructed of materials and colors matching the home may be allowed with Architectural Committee approval.
Retaining Walls:	Keystone wall block, large boulders, or stucco/concrete to match the home. Must be approved by Architectural Committee prior to construction.

MISCELLANEOUS

AC Units and Utility Meters:	Hidden or screened from street view if possible.
Extra Vehicles:	Enclosed or screened from street view.
Basketball Hoops:	Not allowed.
Signs:	No signage allowed without Architectural Committee approval (see CC&Rs for exceptions). Home rendering signs advertising home for sale shall not exceed four feet by four feet. No signs allowed in common areas unless approved by Architectural Committee
Detached Buildings:	Not allowed unless built in the same style, colors and materials as home and approved by Architectural Committee.
Building Height Restrictions:	Lots 13 - 16 Block 2 restricted to 30 feet tall as measured from front sidewalk. All other homes to comply to maximum height allowed per City codes.
Antenna & Satellite Dishes:	All exterior radio, television, satellite dish or other antenna of any type shall be screened from street view if possible.
Screened in Porches:	Allowed with Architectural Committee approval.
Time for Construction:	18 months to start. 18 months to complete after start of construction.
Dog Runs:	Size and location may be restricted. Must be commercially manufactured and well maintained. Must be screened from view. Wire or mesh may be allowed with Architectural Committee approval.
Other Animals:	2 domesticated cats or dogs allowed. More may be allowed with Architectural Committee approval if they are quiet and do not disturb the neighbors. No other animals allowed unless otherwise approved by Architectural Committee.