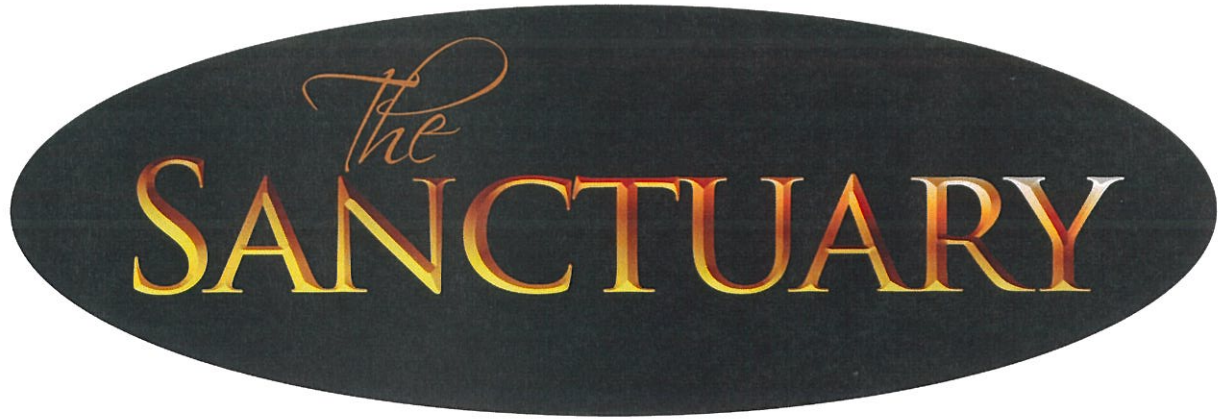


THE SANCTUARY ARCHITECTURAL GUIDELINES



INTRODUCTION

These Architectural Guidelines are provided to assist the homeowners in The Sanctuary in determining the kinds of design and aesthetic choices that will make their new home an integral and appropriate part of this new community. In conjunction with the Declaration of Community Covenants for The Sanctuary, they constitute the required standards for a successful new home in the development.

The design process involved in creating a new home consists of a multitude of decisions that must be made by the homeowner relative to home size, room arrangement and relationships, locations of windows and doors, as well as architectural style. Appropriate choices made during the design period can add lasting and intrinsic value to the home, as well as providing an environment that exceeds the homeowners expectations. These guidelines are provided with the hope that the ideas discussed herein will inspire the homeowner to a new level of design awareness.

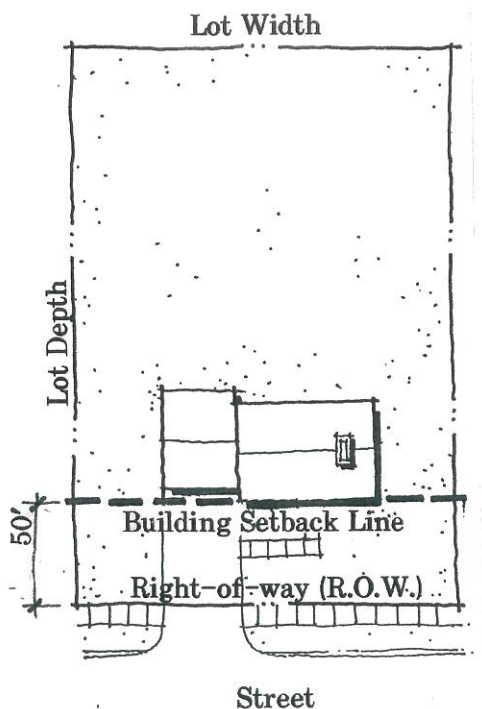
The Covenants for The Sanctuary are constituted and deemed necessary for “the efficient preservation of the value, aesthetic harmony, and amenities of said development...” indicating the developer’s commitment to develop a quality residential community. Coupled with the requirements of the Covenants, these Architectural Guidelines constitute requirements and recommendations to assist the homeowners in the evolution of the design of their home. The Appendix of these Guidelines provides a Review Application Form which indicates the types of exhibits and level of detail required. It is the developers’ hope that these Guidelines assist homeowners in making decisions and helps them better understand the so-called “mystery” of good design.

SITING THE HOME

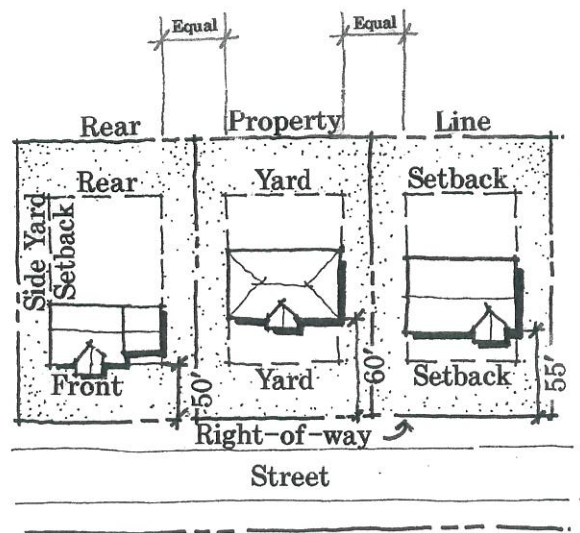
The development of the appropriate positioning of a residence on a lot and its surrounding environment serves many functions for the homeowner and the neighborhood. Development standards provide a framework under which a baseline is set for all homeowners to develop their lots. This ensures a quality level that is consistent for all homeowners, protects and increases property values, and creates an overall identity for the neighborhood and community.

Building Location

By ordinance, all homes must be placed no closer to the lot lines than at the designated building setbacks. House location should be sited to maximize and equalize spacing between adjacent homes. Homes may be located further behind the building setback line to create a “staggered” appearance from the street. Staggering homes creates an interesting streetscape, and affords the owner a “specialized” front yard. Staggered setbacks shall occur in five-foot increments, and shall not exceed ten feet from the established building setback. Setbacks on lots larger than one acre will be considered individually. If existing conditions such as existing trees or other natural factors require a building setback greater than ten feet from the established building setback, these must be approved in writing by the Developer.



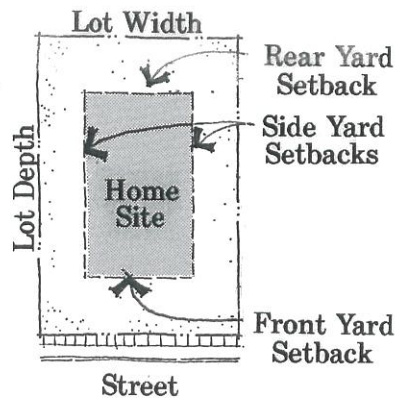
Building setback



“Staggered” setbacks

Lot Subareas

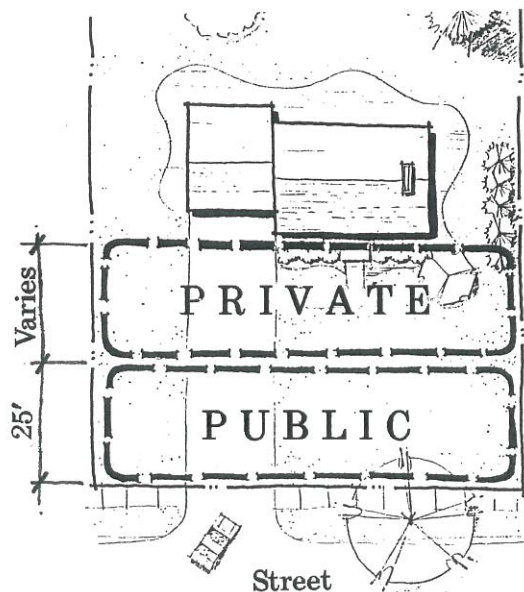
All lots contain subareas called “yards”. Front, rear, and side yards, by definition, are indicated by setbacks from the appropriate property lines. These outdoor areas become very important in creating an environment that provides a setting for viewing the house, creating an arrival/entry sequence to the front door, developing pathways from the front yard to the rear yard, screening for privacy, planting areas, and outdoor living and entertaining spaces. These standards will provide guidelines for the front and side yards. Rear yards are generally the most private area of a residence, and will be referenced only in terms of fencing, outbuildings, and play structures within these standards.



Lot setbacks

Front Yards

A front yard is the area between the back of the curb and the front of the house. For corner lots, the front yard shall be defined as the area from the back of the curb to the facade of the house in which the front door or major facade is located. Front yards are generally thought of as being divided into two subareas, public and private.



Front yard setbacks

The **public subarea** relates to the area which is generally considered to be half the distance between the back of the curb and the building setback line or the area located closest to the street. This area shall only contain common elements that relate to the lots and the overall neighborhood streetscape.

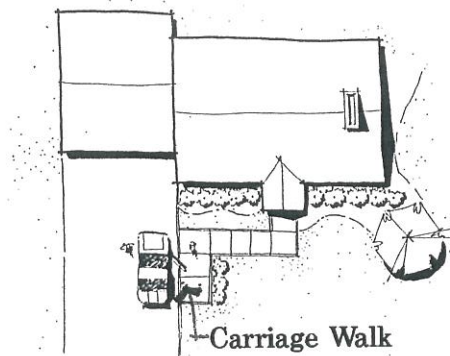
- Street trees
- Tree lawn
- Sidewalk
- Street lights
- Mailboxes
- Utility boxes and transformers
- Street signs
- House addresses

Additional landscaping, fencing, or hedges shall not be permitted in the public subarea. Transformers and utility boxes must be screened with evergreen shrubs. Only the following species are acceptable: Taxus, medium-height Juniper, or Blue Holly. Only one species shall be used around an area to be screened. Street trees and uniform mailboxes shall be provided and installed by the developer. These will give the streets and public subareas of The Sanctuary a unique and special character, as well as set up a pleasing framework for the homes.

The **Private subarea** is the area which is half the distance between the curb and the building setback line of the area located closest to the house. This area contains elements that relate to the arrival sequence from the street to the front door. It also serves to provide landscape elements which set off the house and contribute to the overall character of the home.

The following standards shall apply to the private subarea of the front lawn:

- A front walk of four feet minimum width from the front door is recommended. A carriage walk or landing area is recommended adjacent to the driveway for guests. Walks shall be concrete (six-sack limestone mix).



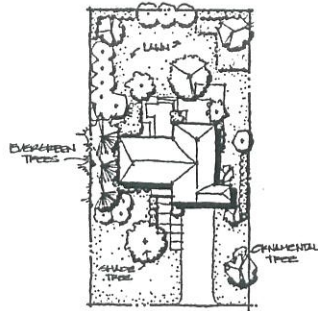
Carriage walks are encouraged.

- Fencing, hedges, or walls are permitted within the private front yard to add decorative and aesthetic value. Fences may be constructed of decorative wrought iron, wood, or vinyl. Walls must be constructed of stone or masonry materials. No exposed concrete block of any type is allowed.

- Concrete drives shall be a maximum width of 22' at the property line.
- All fences, walls, and retaining walls must be constructed of materials harmonious with the house and designed to reflect the character of the house. No railroad ties or wood retaining walls are permitted.

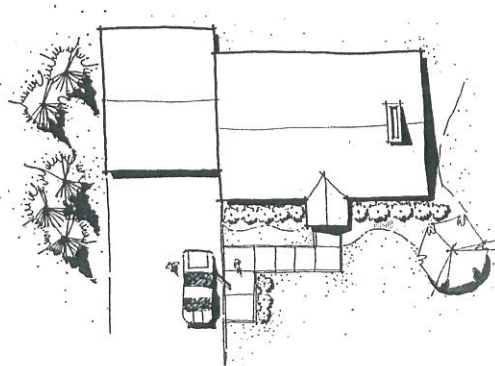
A **landscape plan** for the front and side yards shall be submitted to the developer for approval and shall meet the following standards:

- An overall approach to landscaping is encouraged and a complete (total site) landscape plan is necessary for submittal.



Typical landscape plan

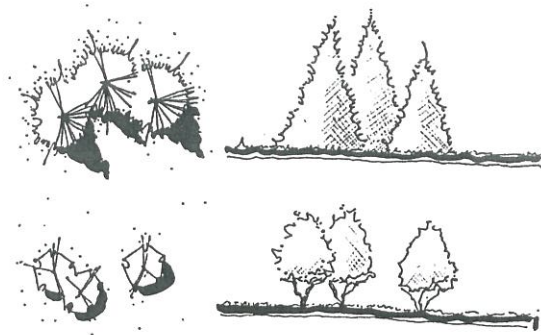
- The landscape plan should accentuate the house and arrival sequence. The intent for the front yard private landscape is to be a cohesive plan that uses a variety of plant materials including the following:
 - Evergreen and deciduous shrubs
 - Flowering ornamental trees
 - Shade trees
 - Ground covers, annuals and perennials
- Evergreen trees are only permitted in the side yard to provide screening or privacy, and shall not extend into the “public” subarea of the front yard.



Side yard buffering within the “private” subarea of the front yard

- No tall ornamental grasses (over two feet in height) are permitted.

- Shrubs are recommended to be planted in groups of three to five of the same type of plant at a minimum. Single plants planted individually are discouraged.



Grouping of plant material is recommended.

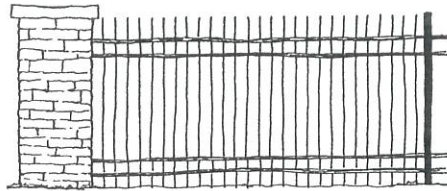
- Single specimen ornamental trees or shrubs may be permitted to accent the landscape or entry. Typical specimen plants include rhododendrons, dogwoods, Japanese maples, and crabapples.



Accented entry with specimen trees

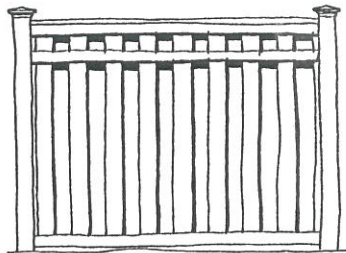
- Planting beds designed and located to address grading concerns must tie into the overall landscape design.
- All landscaped areas or planting beds must have a vegetative ground cover or mulch. Gravel may not be used in landscape areas or planting beds.
- No yard ornaments are permitted in any portion of the front yard. Yard ornaments include, but are not limited to: figures, sculptures, bird baths, crystal balls, etc. Temporary or seasonal ornaments are permitted, for example: Christmas decorations, baby announcements, etc.
- No satellite dishes are permitted except those 20 inches or less in diameter. Approved dishes must not be visible from the street.

- **Security fencing** is permitted in the rear yard so long as it is black ornamental iron or aluminum, no higher than five feet, and its design is the same or very similar to the design shown below. Wood fencing is not permitted. Invisible fencing is encouraged for pet control.

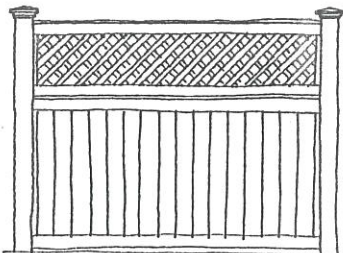


Security fencing with optional brick column

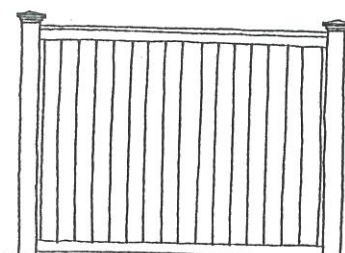
- **Privacy fencing** may be located around a patio or deck immediately adjacent to the house and not extending farther than 20 feet into the rear yard. Appropriate fences shall be constructed of treated wood posts and cedar boards, and shall be stained with a cedar color stain or maybe a vinyl fence. Fences shall be no more than six feet high, and shall be selected from one of the designs shown below.



Shadow box



*Board on board
with lattice top*



*Board on board
top trim*

BUILDING THE HOME

The development of the overall exterior design of a residence becomes a very personal effort. The following development standards provide a logical approach to building design, as well as defining the requirements and how these relate to the design of a home.

Building Form

The careful composition of building form creates the framework upon which the rest of the elements of the home are constructed. Carefully done, the arrangement of these elements can create an interesting and balanced facade that enhances internal room organization. The following should be given consideration:

- Except for those sites where natural grade conditions offer other opportunities, the finished first-floor framing members are to be set a minimum of two block courses (16 inches) above highest finished grade around the perimeter of the house. Exposed foundation walls are to be finished with brick or stone. Exposed concrete block, no matter how decorative, is *not* permitted.
- Exterior chimneys add vertical scale and can be used to punctuate the basic form of the house with masonry verticality.
- Roof pitches shall be a minimum of 8/12. Gables, dormers, and other elements that provide detail and interest to the roof are encouraged. Exceptions may be granted by the Architectural Review Board based on specialized architectural designs and/or the incorporation of upscale roofing products, i.e. copper, standing seam metal, tile, etc.
- Street-facing garage doors shall be held behind the leading edge of the house where possible. It is recommended that side-loading and rear-loading garages be set on the front yard setback line.
- Three-dimensional elements are encouraged, such as: bays that add interest to the wall line; dormers or gables that add detail to the roof; or porches or porticoes that add weather protection at the front door and give a three-dimensional aesthetic quality to the overall form of the house.



Porches/porticoes add scale and detail as well as useable exterior/interior rooms.



Window bays add visual value to outside and spatial value inside.

The Articulation of Residential Form

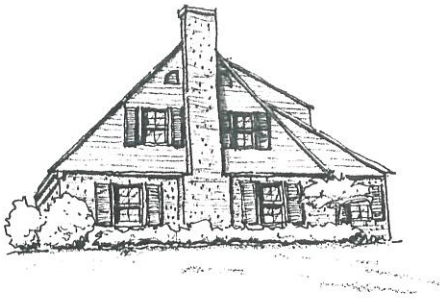
The location of doors, windows, chimneys, porches, and other functional architectural elements determine a major part of the aesthetic character of the home. Floor plan arrangement begins to suggest (in some cases dictate), where these elements should be placed. The careful location of these elements on the home's facade can enhance internal furniture arrangement as well as contribute to a harmonious, pleasing, balanced exterior.



Vertical and horizontal symmetry



Horizontal symmetry--two windows on first floor, five on second



Balanced--windows do not align vertically, and porch and dormer shifts the mass



Balance does not mean absolute, rigid symmetry.

While most people acknowledge that the design of the front of the house must be carefully created, at The Sanctuary *all* the facades are important. Special attention should be given to the side facades of the home. Windows, chimneys, and gable vents should be arranged with care, realizing that balance can be obtained horizontally as well as vertically. Use of design elements such as trellises and landscaping contribute to the entire picture, and should be considered part of the original design.

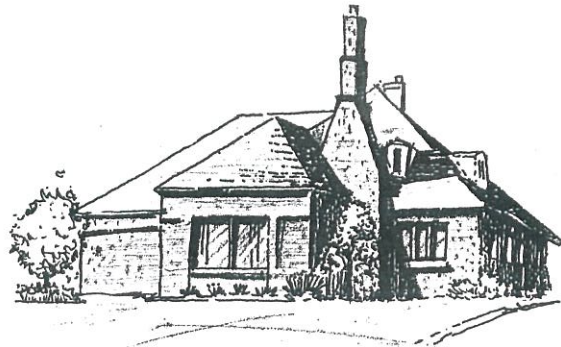
The following guidelines should be given consideration as the homeowner agrees upon the ultimate character of their home:

- It is recommended that all front, side, and rear facades be developed to the same degree of quality and design detail, including use of finish materials, trim sizes and locations, and color.

- First impressions are strong impressions. The front door should be carefully considered for what it is -- the lead element in the total image of the house. Decorated, pediment, or covered entries are encouraged. Recessed front doors add depth to the house and provide enclosure for visitors. Properly scaled light fixtures enhance the overall theme. One trick of the designer trade is to never select the light fixtures until the house is substantially complete. With fixtures in hand one can more easily visualize the total finished look.
- The incorporation of masonry materials into an overall facade scheme requires the skill to make a material that is literally glued onto the house appear to have the kind of depth and substance of the historical ancestors it references. The exposed single depth of brick or stone at building corners is not allowed. The termination of these masonry materials is better executed at inside corners, thereby giving the image of a solid and complete masonry element. Masonry chimneys offer opportunities for cost-effective details in the required brick or stone masonry work.



*Brick facade with siding element added.
Wall area over garage door given
special treatment.*



*Detailed and tapered chimneys are encouraged;
vertical rectilinear boxes and wood siding
chimneys are not allowed.*

- Garage doors are always at a larger scale when compared with the rest of the elements of the house. Side and rear-facing garages are encouraged, because they afford the freedom of designing the blank front facade of the garage in the manner and character as that of the rest of the home. Front-yard facing garage doors are required to be integrated into the overall theme of the house, with double doors wider than twelve feet being painted to blend in with the field color of the home. Because of the different floor levels between the first floor of the house and the garage floor, the area above the garage door header sometimes presents some interesting surprises. Story-and-a-half scaled elements over garages should be considered as important design opportunities. The area above the garage door and below the eave, punctuated with dormers and/or other architectural elements, can add harmony to the overall composition of the home.

- Porches, solariums, decks, and patios that are part of the rear facade of the house should incorporate details and colors from the house in order to make for harmonious extension of the original design idea. All glass additions should be integrated into the exterior facade.

Detail

Detail becomes apparent the closer one gets to an object. The value of detail is that it completes the overall composition in the way that adjectives describe nouns. Most architectural detail is applied at the intersection between different building elements, such as roofs and walls, or windows and walls, or at corners. Detail in these locations serves to accentuate line and adds overall aesthetic depth to the design. Detail belongs on all sides of the house, and those elements which are typical of the front should also be provided at the back and sides. The following ideas are encouraged:

- Gutter, fascia, soffit, and sub-fascia areas are great places to add detail in a very cost-effective manner. Trim boards assist in the termination of finished materials. Overhangs give detail to the edge between the roof and the wall as well as providing attic ventilation and weather protection. Overhangs should be no less than two inches. Gabled-end rake boards should be of a consistent overhang dimension and trim design.
- Porches should have a high level of detail -- the liberal use of molding, trims, etc., to provide that unique look to your home.
- Window trim does not have to be the same size on all sides, top and bottom. Headers, jambs, and sills decorate these punctuations of the facade.

Exterior Materials and Colors

Quality materials, when used appropriately, enhance the overall value of a home. Combining these materials to accentuate basic building forms and to provide durable, weather-resistant exterior facades serves as the final step in the careful craftsmanship of one's home. In the Covenants are listed the types and specification of the approved materials. These materials should be arranged so that their application is logical, compatible, and in stylistic harmony with the overall theme of the home.

The selection process for the colors of the finished materials should be undertaken with great care. Application of color is a careful art, and it is highly recommended that, early in the process, owners spend time driving around their community to identify preferred color schemes. Adjacent properties should be part of the consideration of color selection. At The Sanctuary, color variation from one home to another is required.

Selection of colors from non-uniform color materials is especially difficult. Stone and some types of brick come in color ranges, and therefore the whole range must be observed to simulate the color palette of the entire material. On large-scale projects, most designers require a sample panel to be made, all with the idea of simulating ultimate reality with a smaller-scale sample in order to ensure that the overall character of the house is as desired. Observing existing applications of the material being considered is also recommended.

Through the selection process, it will become obvious that there are limitations to the color range of certain materials, and therefore these materials should be selected first. Paints and stains come in a limitless range of colors, with each manufacturer having a unique palette, and, therefore paint is generally the last color selected. Accent paint can be used to add that last bit of refinement to a color scheme.

Most designers spend a great deal of time making sure their choices are appropriate. Generally, they create two or three color options using color boards with large (larger than one-inch by one-inch) samples of the proposed finish. They look at the color selection over a period of several days. This time affords them the opportunity to view the sample in natural light, on overcast days, as well as bright and sunny days. Multiple schemes allow them to make choices of whole “looks” rather than substitutions within a “look”.

CONCLUSION

- The information in these Architectural Guidelines hopefully imparts to the homeowners knowledge as well as some practical tools that will help them create the kind of home that will be a joy to live in. The forethought given to this part of the home creation process will yield great dividends.