

HAZELWOOD VILLAGE

Architectural Control Committee Standards

** OWNER/BUYER IS RESPONSIBLE TO COMPLY WITH THIS DOCUMENT,
THE RECORDED CC&RS AND THE ZONING & BUILDING CODES**

JULY 2017

Building Plans	Plans must be submitted to and approved by the ACC (Architectural Committee) prior to the start of construction. Failure to do so may result in the committee or the HOA taking action as permitted in the HOA governing documents.
Minimum Square Footage	1,300 sq ft (excluding porches, garages, patios). <i>Exceptions considered upon request</i>
Exterior Material	<p>Rock/masonry wrap*: 24" *If part of approved style.</p> <p>Min. Architectural Feature: 30% per public-view side. <i>No vinyl siding.</i></p> <p>Min. Fascia: 8" min. with min 4" double shadow trim</p> <p>Min. Soffit: Hip: 16" Gable: 12"</p> <p>All flashing shall be painted to match exterior colors. No galvanized metal allowed.</p>
ELEVATIONS	
Front	Front Elevation must have dimension, texture and adequate breaks to create an interesting and pleasing front elevation within the style of chosen architecture.
Corner Lots & Lots Adjacent to Common Area	The side elevation facing a street or a landscaped common area may be required to include one or more of: wall breaks, architectural features, windows, siding or dimension change-ups with color variations. Wrap-around porches, courtyards or other architectural feature on the side facing the street or common area is encouraged.
Roofing	<p>Min. pitch: Based on chosen style per ACC Approval</p> <p>Min. roof lines: Based on chosen style per ACC Approval</p> <p>Material: Architectural</p> <p>Color: The overall neighborhood color scheme shall be medium-dark to black.</p>
Roof Penetrations	All roof penetrations (vents, jacks and straps) shall be black. No unpainted galvanized metal allowed.
Garage	<p>Min. Capacity: 2 Cars</p> <p>Garage (door-plane) For traditional lots garage door shall be a minimum of twenty feet (20') from back of sidewalk to provide adequate, temporary driveway parking; this is typically twenty-six feet (26') from the front property line. For alley lots, garage door shall be a minimum of two feet (2') from alley. Garage (door plane) shall not protrude in front of the front plane of the house or covered patio/porch. All 3 car garages shall have varied garage elevation plane(s).</p> <p>Garage Doors: Garage doors over nine feet (9') may require additional stylistic/architectural elements</p>
Driveway	Design: stamped concrete and/or colored concrete requires approval prior to installation.
Body & Trim Color	All exterior colors must be approved by the ACC <u>prior</u> to painting. Failure to do so may result in a fine and/or corrective action per the HOA governing documents.
Setbacks	Refer to the PUD Setback detail for each lot type (confirm with County Code). ACC interior side setback standard of 5' is more restrictive than the PUD interior side setback.
Foundations	Top of stem wall elevation shall be set by the ACC
Drainage	Drainage shall be retained on each Lot or drained to an approved location.
Exterior Lights	Down Lighting is required on all exterior lights. Exterior lights shall be on a photo-cell to enhance the safety of the neighborhood. Traditional/Front-loaded lots: Minimum of one light on house front. Alley-loaded lots: Minimum of two lights on garage and one on house front.
Landscaping	<p>Prior to installation of, or modification to landscaping on a lot, a plan must be submitted to and approved by the ACC. Full front & rear yard landscaping is required upon house completion, (timing is subject to weather conditions). Utilities shall be screened or behind fencing.</p> <p>Front Yard Minimums: (the following does not apply to mews lots. Mews lots require separate ACC approval.)</p> <ul style="list-style-type: none"> • Two trees - at least one tree being a 2" or larger caliper deciduous tree, the other tree may be a 6' (when buried) evergreen. A 6-8' Ornamental tree qualifies as one of the required two trees. • Eight 5-gallon plants, Eight 2-gallon plants, and Three or more 1-gallon plants or grasses. Grasses and natural plantings are encouraged. <p>Landscape shall vary in height and dimension throughout yard and be coordinated with adjacent lots to create a continuous yet varied landscape. Berming with landscape and natural colored boulders and/or</p>

	<p>accent walls, stones or planter boxes is encouraged (no lava stones). Other creative ideas may be approved to add vertical elements (i.e., small dry river beds, arbors, fountains, etc.). The ACC may require and/or approve variations in required quantities or plant/trees types based upon relevant site conditions like yard size, orientation, etc.</p> <p>Side yard minimums: Drip only for side yards less than 10 ft in width. Non-sprinkled, gravel landscaping between homes shall be the standard.</p> <p>Rear yard minimums: Traditional Lots: (1) Sod and full in-ground automated sprinklers. At least one deciduous or evergreen tree is encouraged.</p> <p>Additional Corner lot minimum requirements (where space is sufficient): (1) Sod; (2) One 2 inch caliper deciduous or evergreen tree 6' in height (when buried); (3) Three 5-gallon plants; (4) Four 2-gallon plants</p> <p>Ground cover mulch: Mulch shall be dark colored bark or black Permapark or approved alternative for a general dark, uniform color tone throughout the neighborhood.</p> <p>Planting strip between street and sidewalk: Installation of trees in the parkway strip is required. Only <u>CHANTACLAIR</u> PEAR trees (2 inch min.) are allowed by ACC and ACHD. Trees should be spaced 25'-35' apart and must consider the layout of existing or future trees. Corner lots are required to landscape both front and side parkways with trees (# of trees determined by the ACC). Planting strips may be include sod, trees, plantings and grasses (landscaping is not to interfere with vehicle-driver vision at intersections)</p> <p>Alleys: It is strongly encouraged that vertical plant(s) be placed between the alley and each house.</p>
Sprinklers	Front & back yard automatic underground sprinkler system is required. Only drip irrigation is allowed for side yards less than 10 ft in width.
Irrigation System Subdivision	Pressured irrigation water will be provided to each lot. A rotation schedule may be implemented by the ACC or the Board. Dual hookup to domestic water is allowed, but discouraged. Installation of a cleaning screen <u>and</u> one-way check valve at each lot's connection to the subdivision system is required if a connection to domestic water is installed. The subdivision system is subject to unexpected interruptions in delivery. Owners are not guaranteed water 100% of the irrigation season.
Fences	All fencing must be approved by the ACC. HV-style Cedar fencing with approved medium reddish-brown stain shall be the standard (except for mews lots and special locations where wrought iron & wood post is allowed/required). Wing fence on traditional houses must be a minimum of 2 feet behind front corner of house or garage. Stucco, stone and/or brick walls may be allowed with ACC approval on a limited basis. CORNER LOTS: The standard side-street fence setback is 1.5' from back of sidewalk. Some vertical vegetation is encouraged (e.g. vine, trellis, ornamental grasses, etc.) provided such does not negatively impact the use of the sidewalk
Signage	The only permissible signage shall be the designated Hazelwood Village lot signs. All other signage including but not limited to Owner signs, outside Real Estate signs, For Sale / For Lease / For Rent signs may not be permitted when in the judgement of the ACC such sign(s) detracts from the quality of the neighborhood. All signage must be approved by the ACC or the Board.
Vehicles/campers/boats/etc.	All vehicles, trailers, mobile homes, large trucks, boats, campers, tractors, etc. when not in use, to be kept in enclosed structure or screened from public view at street level. Fence height is restricted to 6-feet. See the CCR's and HOA policies regarding parking limitations.
Satellite Dishes	Placement of satellite dishes requires the approval of the ACC.
Outbuildings	Subject to ACC approval. Limit one per lot. Maximum 100 sq ft. Must match home exterior in material and color. Should be located within residential building setbacks but closer proximity to property line may be approved by ACC based on size (footprint), height, landscaping or other factors. Owner is responsible for any required zoning or building permits/approvals.
Lot Maintenance	Lots shall be kept clean of construction debris and garbage. Site work shall be contained to the lot and not encroach onto sidewalks or into gutter or street. Weeds shall be trimmed on empty lots until construction begins. Debris and garbage may not be dumped on adjacent lots. Any contractors found to be dumping on other lots may be fined \$500 and be responsible for the clean-up
Inspections	Upon completion of construction, Owner shall notify the ACC to request a final inspection. If there are any items that do not meet the standards, the Owner will be notified of the deficient item(s). Upon completion of any outstanding item(s), Owner shall request ACC re-inspection. Multiple inspections may require fees to be paid to the Inspecting party/firm for time and direct expenses.
Variances	The ACC may approve variances or waivers on a case by case basis.

NOTE: This document is subject to change.
This is not a recorded, static document.