

# Olde Ivy

## Building Standards & Regulations

### All Phases

Please see Declaration of Covenants, Conditions and Restrictions for more information. It is the responsibility of the lot buyer or builder to assure compliance. The Architectural Control Committee (ACC) must give all approvals before work commences (reasonable variances may be granted).

- I. Site Plan
  - A. Site plan, house plans, and **all** detailed elevations must be approved by architectural control committee.
  - B. All houses must be parallel to street unless otherwise approved.
  - C. Minimum set backs:
    1. Front yard 30'. Cul-de-sac lots front yard 35'.
    2. Side yard 7' minimum
    3. Back yard 25' minimum
    4. Side yard on corner lot must be set in 15' from property line.
    5. Special design requirements for corner lots. Check with developer.
- II. Minimum square footage of living area applies for each site.
  - A. One level – 2000
  - B. Two level – 1500 first floor, 2000 total
  - C. Three level – 1500 first floor, 2000 total 1<sup>st</sup> and 2<sup>nd</sup> floor; plus basement.
- III. Exterior
  - A. All exterior elevations with materials specified must be approved by architectural control committee **before** any improvements are made.
  - B. Windows in the front of the home on the main level are to be a minimum of 5' in height. Other windows may be double hung or casement and high quality aluminum windows may also be permitted. (Please, no vinyl windows.)
  - C. Siding may be brick, stone, or stucco. The architectural control committee strongly urges against using vinyl siding. Variance can be made in areas that are difficult to brick, such as cantilevered or boxed out areas, bay windows, dormers, kitchen window boxes, areas above the garage door, and gable ends. Recommended exterior materials other than brick:
    1. Cedar or redwood – painted with color to be approved (no natural cedar or redwood)
    2. Stucco
      - a. Masonry stucco – 3 step or 2 step process
      - b. Exterior insulation system – use on styrofoam bead board only. Acceptable materials: drivit, R-wall, or approved equal.
      - c. Masonite stucco board is not approved.

3. Masonite/Hardboard – shall be prefinished and guaranteed against peeling or buckling for at least 5 years, such as Masonite Colorlok or Super Side prefinished hardboard siding.
  4. Vinyl siding – shall be minimum thickness of 42 mil, Pure PVC, must have a warranty for uniform fading, and a lifetime warranty to the original owner, such as Gold Bond.
- D. Roofing may be cedar shake, tile, or composition roof (asphalt or fiberglass). Minimum pitch is 6 in 12, lower must be approved by the architectural control committee.
1. Shingles shall be of a laminated architectural design.
  2. Shingles shall weigh no less than 250 lbs/square.
  3. 3-tab shingles are not approved.
- E. The use of materials on mailbox must match exterior materials on house. See mailbox specifications.
- F. Landscaping – front and side yards to be sod or hydra mulch. If hydra mulch, front must have sprinkler system. Appropriate shrubbery, including two 8-10' trees in front yard. Trees may be put in one month after occupancy.
- G. Landscaping & yard work **must be completed prior to** occupancy or completion of home.
- IV. Fences
- A. Properly constructed and installed fences may be approved by the ACC. Privacy fences may not exceed seventy-two (72) inches in height with eight (8) inch dog-eared pickets. There is only one fence design that is approved for Olde Ivy Subdivision, that being “Shadowbox” alternating boards finished on both sides. Common Area fencing will be determined by Developer. See Covenants and Restrictions for full details.
- V. Tree and brush removal
- A. Cut trees and brush must be removed from the site in reasonable time.
  - B. Cutting of mature trees must be approved by Architectural Committee.
  - C. Burning of any type is prohibited.
  - D. Burying of any materials is prohibited.
- VI. Additional Requirements
- A. No construction equipment left on streets overnight.
  - B. No parking or storing of equipment or materials on adjacent lots without permission of the developers. Builder or owner will be responsible for total clean up where adjacent lots are used.
  - C. All sites will be free of litter and **backfilled** prior to framing.
  - D. Construction dumpsters are to be removed when full.
  - E. Mud on streets from building sites will be builder or owner's responsibility to clean. Streets will be kept free of debris.
  - F. All driveway cuts must be sawed.
  - G. No equipment with tracks will run on streets.**
  - H. No dirt shall be removed from Olde Ivy without approval of developer.
  - I. Builder or owner will replace or repair any sidewalks or streets damaged during their construction.