The Parc

DESIGN CODE

The Function of the Design Code: To encourage the architectural harmony of The Parc, The Parc Design Code, the developer, and all property owners are bound to the regulations defined in The Parc Declaration of Covenants and by the requirements contained in this document. All Design Elements including but not limited to colors, textures, materials and construction must be approved by the Parc Design Review Board.

I: Square Footage

1.1 Minimums. The area of the main structure, exclusive of open porches, open storage areas and garages, on each Lot shall be not less than minimums below for heated square footage. However, in special situations this minimum provision may be waived by The Parc Design Board.

(a) Estate Lots Minimum – 2500 SQFT
(b) Manor Lots Minimum – 1800 SQFT
(c) Villa Lots Minimum -1800 SQFT

1.2 The front side of any single or multi-story dwelling shall be of width sufficient to be in harmony with the building site size and other dwellings in the neighborhood. All buildings or homes on any Lot shall be of a style approved by The Parc Design Board. The Parc Design Board reserves the right to change said style restrictions at any time.

II: Fences

2.1 Requirement. All developed Lots are required to have a fully fenced backyard. No fence or wall shall be erected, placed, altered or permitted nearer to any street than the front of the house unless approved by The Parc Design Board.

2.2 Materials. Any fence erected on any Lot shall be of brick, wrought iron, or Cedar. All wood fencing of any kind being stained with a color approved by The Parc Design Board.

2.3 General Areas. Fences in general areas to be 6’ cedar with top cap and 3 runners on metal post. If fence borders an empty lot, metal poles to be covered with cedar picket until empty lot is built on and finished.

2.4 No fence shall be erected of "barb" wire, "hog" wire, or similar type mesh.

2.5 Privacy Fencing. All rear yard fencing shall be placed as close as possible to the property line and shall contain 2" diameter galvanized steel posts anchored in concrete 18" into undisturbed soil and placed no further apart than 10 feet. Privacy fencing will be built at six feet (6') in height above ground level.

2.6 Adjacent Owners. An adjacent Owner may elect to attach to an existing adjacent fence for the purpose of installing fencing, provided that said Owner notify the adjacent Owner of his or her intent to do so, obtain the approval of the adjacent Owner and The Parc Design Board, and have professionally installed rails and bolts in such a way that the rail installation or fencing material is not visible to the adjacent Owner.

2.7 Pond Lots. All lots on a pond surrounded by sidewalks shall have a five (5) foot fence constructed of black powder coated aluminum faux wrought iron purchased from approved supplier by The Pac Design Board.

III: Roofs and Chimneys

3.1 Pitch. All roofs on any part of any residence shall have a pitch not less than 8/12, except as specifically approved by The Parc Design Board as indicated by the architectural style of the residence or the applicable terrain.

3.2 Construction. All roofing shall be of architectural design shingles, with a 30 year or better guarantee and have an upgraded ridge system such as a “Rapid Ridge” or “Mountain Ridge”. Any roofing materials other than those specified in this section must be approved in advance of construction by The Parc Design Board.

3.3 Chimneys. Prefabricated fireplace flue pipes must be shrouded with materials consistent with the exterior materials used in the main structure. All fireplace chimneys shall be constructed of Hardie Plank siding, brick, or stucco (Not Stucco Board) All Chimneys must contain a 4 sided cap constructed of metal.

IV: Brick

4.1 Color. All brick colors must be approved by the Parc Design Board

V: Driveways

5.1 Construction. Driveways shall be constructed of reinforced concrete and shall be at least four (4) inches thick with a troweled edge border. No other driveway surface is permitted unless submitted to The Parc Design Board and approved in writing in advance of construction by said Committee.

5.2 Location. All driveways shall be located in a manner acceptable to The Parc Design Board.

VI: Garage Doors

6.1 Location. No garage door shall face the street unless it has been approved by The Parc Design Board and shall be at least 8 ft tall.

VII: Windows

7.1 Construction. All windows on residences in the Subdivision shall be double insulated, with either vinyl, fiberglass or wood clad. Aluminum windows are not allowed.

7.2 External Dividers. Street facing windows shall have external dividers (SDL).

VIII: Landscaping. Irrigation and Trees

8.1 Landscaping Plans. In addition to the Architectural Control requirements, no building, fence, wall or other structure shall be commenced, erected or maintained upon any Lot until fully developed, complete, professional landscaping plans for such Lot shall have been submitted to and approved in writing by The Parc Design Board. The Parc Design Board shall, in its

sole discretion, determine whether the landscaping plans and layout, including, without limitation, drainage, grass, shrubs and trees, constitute sufficient landscaping.

8.2 Flower Beds. Landscaping plans for all lots shall include raised flower beds in the front of the residence.

8.3 Trees. Landscaping plans shall include Trees. There shall be a minimum requirement of one (1) live oak trees with a minimum diameter of three (3) inches and minimum height of twelve (12) feet planted on each Manor and Villa Lot. All Estate Lots will require Two (2) live oak trees with a minimum diameter of four (4) inches and minimum height of fifteen feet planted on each lot.

8.4 Responsibility. The landscaping requirements set forth herein shall be the responsibility of the Owner. Owner shall take steps to ensure that Owner's builders, contractors and all subcontractors are fully aware of these requirements.

8.5 Removal. No tree may be removed or destroyed without the express prior written approval of The Parc Design Board. Such authority is vested in The Parc Design Board to aid in maintaining the natural beauty of the Properties.

8.6 Grass. Upon completion of the initial construction of the dwelling and before occupancy, the Owner shall install a fully sodded front lawn along with perimeter landscaping along the front elevation of the residence.

8.7 Any area on the Lot subject to increased runoff during periods of normal rain, shall be sodded and silt fences installed if necessary.

8.8 Irrigation. Each Builder shall be required to install an irrigation system for the front yard of the Lot and any Common Area in front of the Lot. The irrigation system shall be installed prior to sodding the Lot.

8.9 The Owners of all Lots shall keep all weeds and grass thereon cut on a regular basis.

IX: Lot Maintenance

9.1 Condition. All Lots shall be kept at all times in a neat, attractive, healthful and sanitary condition.

9.2 The Owner of all Lots shall keep all weeds and grass thereon cut and shall in no event use any Lot for the storage of materials or equipment except for the normal residential requirements or incident to construction of improvements thereon, nor permit the accumulation of garbage, trash or rubbish of any kind thereon, and shall not burn any garbage, trash or rubbish.

9.3 Equipment. All yard equipment or storage items shall be kept screened from the view of neighboring Lots, streets or other property.

X: Mud Control

10.1 Driveways. Owners and their contractors are required to install driveways and to complete preliminary rough drainage immediately after the installation of the foundation so that construction mud will be limited in the streets.

10.2 Maintenance. Owners, their contractors and Builders are required to remove mud and concrete from the streets after concrete installation. Owners, their contractors and Builders are required to maintain erosion control in such a way as to prohibit the collection of mud and dirt in the streets. Any expense by the Association to clean up the streets or Common Areas related to a failure of erosion control, mud control or debris control by an Owner, their contractors or Builder, will be billed to the Owner or Builder (as applicable) at the actual cost for same, plus a $200 administration fee. Should the Owner or Builder fail to pay said assessment within thirty (30) days from the billing thereof, the Association may file a lien against the Lot for that amount and also collect reasonable attorney's fees incurred in the preparation and collection thereof.

XI: Lighting

11.1 Light Post. Each Estate lot is required to have one front yard light post. Light post design and vendor will be selected by The Parc Design Board. All light bulbs in front yard light posts must be 100 watts or equivalent and a color of 3,000K.

XII: Signage

12.1 For Sale Signs. All signs advertising a property for sale must be on approved The Parc subdivision for sale signs regardless of if the property is being marketed by a licensed agent or for sale by owner.

12.2 Political Signs. No political signs are allowed of any type on any lot weather owned privately or part of the commons.

12.3 Address Signage. All signage indicating the address of a property must be approved by the design review board.

XIII: Mechanical Equipment

13.1 Air Conditioning Equipment. All exterior air conditioning equipment is required to be located inside a permanently constructed brick or stone wall screen shown on the plot plan.

13.2 Tankless Hot Water Heaters. Tankless hot water heaters generally should be located on an exterior wall vented directly out to avoid roof penetrations if possible. All exterior wall mounted water heaters are required to be located so they are not easily visible from adjoining properties.

13.3 Electrical Meters. All electrical meters are required to be radio frequency meters so they can be read from the street.

13.4 Interior Bath Ventilation. Generally, the bath ventilation, and fresh air ventilation should be returned to porch ceilings, soffit locations or locations that are not easily viewed from adjoining properties.

XIV: Sidewalks

14.1 Each Owner shall construct and maintain at the Owner's expense a sidewalk located at the front of each Lot (and on the side if such Lot is a corner Lot). Construction of the sidewalk must be completed prior to occupancy of improvements constructed on the Lot. All sidewalks shall be located completely upon the Lot and contiguous to each adjoining street location. Sidewalks shall be 72" (6 Feet) in width on back of curb and constructed as brushed concrete using constructions policies acceptable to The Parc Design Review Board.

XV: Mailboxes

15.1 Mailboxes shall be located throughout the Neighborhood in 16 box clusters. Each cluster will be located within walking distance to the associated residence. The appearance and maintenance of mailbox clusters will be the responsibility of the Association.