

February 17, 2018

WHITE HORSE HOMEOWNER'S ASSOCIATION ARCHITECTURAL DESIGN REGULATIONS

1. BUILDING EXTERIOR AND MASSING

- A. The goal of this section is to preserve and protect view sheds for all homeowners. All homes will be 1 Story in height with a maximum plate height of 10'-0". The finished floor elevation must be specified on the drawings relative to an established benchmark and approved by the Board prior to excavation. The maximum height of the highest roof ridge is 18' above the lowest point at which finished grade intersects the perimeter of the building. The builder will erect poles to represent the roof heights above finished grade at the primary roof lines. The poles should remain for at least two weeks during the neighbor review period.
- B. Roof slopes are 6:12 for the main roofs with 3:12 for shed roofs. Flat roofs require a parapet of 12" minimum.
- C. No long uninterrupted walls greater than 30' are allowed. Walls will be broken up by stepping forward or back or turning a corner.
- D. Window locations are arranged by plan and elevation, not just by plan.
- E. Materials are arranged to break up the elevation mass and create interest.
- F. The exterior walls will have various plate heights to break up the mass.
- G. Sky lights are allowed. Extensive sloped glazing must be approved by the Board
- H. Covered porches are allowed.
- I. Gutters and downspouts are encouraged with cistern water collection a suggestion. Provision needs to be made for drainage away from the house.
- J. The overall building shape is to be designed to surround 1 or more courtyards.
- K. Exterior showers are allowed in a discreet location.
- L. Colors for exterior materials should be earth tone or complementary to the surrounding homes and environment. All color selections to be approved by the Board.
- M. Shiny reflective surfaces should be avoided where possible.

- N. Solar panels are allowed and encouraged, with consideration of placement to reduce any impacts to neighboring lots.

2. MATERIALS

- A. Sloped roofs shall be rusted metal, corrugated or standing seam.
- B. Flat roofs shall be an single ply membrane.
- C. Facias are to be 2x6 or 2x8 with exposed framing members and no soffit.
- D. Heavy timber accents are encouraged at the entry and elsewhere. Posts are to be minimum 6x6. Trusses can be comprised of 4x 6, 4x 8, and larger framing members.
- E. Flat roofs will drain through wood framed scuppers or conductor heads and downspouts in a color to match other gutters and downspouts.
- F. All flashing will be metal to match the roofing.
- G. Garage doors should be rusted metal or a metal color which complements the cladding or other color on the home. Garage door windows are allowed and frosted glass is recommended.
- H. Siding shall be 1 or more of the following materials:
 - 1. Synthetic stucco, color approved by the Board.
 - 2. Rusted corrugated metal as accent walls or skirting.
 - 3. Stone veneer, concrete or real, that compliments the house colors, as approved by the Board.
 - 4. 1x10 rough sawn vertical board and batten wood siding. Stain color and wood approved by the board.

3. SETBACKS

- A. 25' front setback.
- B. 10' side setbacks
- C. 10' rear setback
- D. All setbacks are to the building exterior face of wall. Overhangs are allowed to encroach.
- E. Driveways are allowed to encroach at the boards discretion.

4. EXTERIOR LIGHTING

- A. Maximum 60 watt bulbs, with warm lamps preferred..

- B. All exterior lighting shall be full cutoff, downward directed and fully shielded so that neither glare nor reflection reaches neighboring properties and night lighting of the sky is minimized.
- C. No up lighted landscaping or wall washing allowed.
- D. 18" max. high hooded landscaping lighting allowed. No runway style lighting of driveways allowed.
- E. No spot lights or directional lighting allowed.

5. LANDSCAPING

- A. Xeriscape low water use drip irrigation landscaping is encouraged.
- B. When rough and finish grading a site consideration must be given to neighboring lots and drainage and soil cannot be placed on a neighboring lot without that lot owner's permission. The goal of grading between a new construction site and an adjacent White Horse property is to transition, taper to the natural grade of the property that existed prior to construction changes and elevation changes.
- C. Privacy screening and fencing is not encouraged but where deemed necessary to shield unsightly views, ensure privacy, or to contain dogs, the least obstructive option is preferred and must be approved by the Board, and be consistent with county regulations.
- D. Hot tubs and small pools are allowed as approved by the Board.
- E. Landscape waterfalls and ponds are allowed as approved by the Board.
- F. Driveways shall be asphalt , colored concrete or gravel paved. Gravel driveways are required to be well maintained.
- G. Patios are to be colored concrete .
- H. Exterior garden sculptures smaller than 4 x 4 ft are allowed. Larger sculptures require Board approval.
- I. Exterior gas fireplaces and small woodburning fire pits are allowed.
- J. No exterior storage of trailers, campers, boats, abandoned cars, recreational vehicles, motorcycles, building materials or other items deemed as "Junk" are allowed.