

MORGAN RIDGE

ARCHITECTURAL REVIEW GUIDELINES

Revised 1.23.24

The purpose of the Architectural Guidelines is to establish a minimum standard of quality for the Morgan Ridge neighborhood. By maintaining the architectural integrity of the community, the highest land values and market share will also be maintained. It is the goal of Morgan Ridge to promote the highest quality by preserving the beauty, quality and value of the neighborhood. In order to promote the neighborhood aesthetic, these guidelines have been developed to help clarify the Architectural Guidelines. Builders should refer to the Declaration of Covenants, Conditions and Restrictions which address additional restrictions for building and construction. Improvements made by a builder on a model home, construction trailer, etc. are temporary and may not comply with set guidelines for homeowners.

These guidelines are to be used by the homeowner to assist in preparing a request for review by the Architectural Review Committee (the "ARC").

ARCHITECTURAL REVIEW COMMITTEE

The purpose of the ARC is to maintain high architectural integrity by monitoring architectural guidelines and compliance of homeowners with the guidelines to preserve the beauty, quality and value of the neighborhood. Homeowners are required to submit an architectural review application and fee for any modification of property in Morgan Ridge and receive approval before proceeding. If notification of approval or rejection is not received within thirty (30) days **FROM THE DATE THE ARC RECEIVES THE COMPLETED APPLICATION INCLUDING ASSOCIATED FEE** (not the date application was submitted), the homeowner may proceed with the project.

NECESSITY OF ARCHITECTURAL CONTROL

- **All construction or exterior modifications to the exterior of a Lot, including but not limited to the following items, require ARC approval:**
- Fences
 - Patios and Decks
 - Walls (retaining and/or landscaping)
 - Removal of trees
 - Landscaping structures (pergolas, trellis, gazebo, etc.)
 - Utility Fences (partial fences to hide unsightly objects)
 - Permanent fire or gas structures
 - Outbuildings (sheds/storage buildings, etc.)
 - All play structures
 - Swimming Pools and Hot Tubs
 - Screened porch, Rear porch, Sunroom additions
 - Driveway expansions or modifications
 - Change of exterior color
 - Change in roofing color or materials
 - Foundations (Crawl only)

EXTERIOR MATERIALS: (includes structures, landscaping, walls, etc)

These materials may be used for various exterior items. See specific guidelines for acceptable materials for each item.

- a) Appropriate materials: Hardiplank/hardiboard (fiber cement) siding; Treated wood, aluminum or Brick; Stone; Faux Stone; or Ornamental iron; Vinyl Windows
- b) Inappropriate Materials: Vinyl Siding; Concrete block/cinderblock; Unfinished or untreated

wood; Plywood or sheet siding; Wire fencing (chain link, chicken wire, mesh, etc.) Except for proper wire fencing used with split rail style fences (heavy gauge wiring); Sheet metal or any other unfinished metal

1) ARCHITECTURAL DETAILS/CRAFTSMANSHIP

- a. All eaves shall have a minimum of 12” overhang.
- b. Front Porch Column shall be 8” width minimum.
- c. Metal roofing is required for low sloped roofs on porches and dormers. \
- d. Shutters on the front façade shall have hinges and dog ears

2) FENCES (Require ARC approval)

All fences should be constructed with the “good side” of the fence facing outward

- a. Appropriate Materials:
 - i. Decorative/Ornamental Aluminum
 - ii. Brick Columns
 - iii. Treated/Stained Wood
- b. Inappropriate Materials:
 - i. Chain Link
 - ii. Wire-Only
 - iii. Temporary fencing
 - iv. Untreated or Painted wood
 - v. Hedges
 - vi. Stucco Columns
- c. Appropriate Styles:
 - i. All fences shall be six feet (72 inches) in height
 - ii. Ornamental metal picket or other ornamental metal designs
- d. Appropriate Colors:
 - i. Wood – natural, brown, or black stain only
 - ii. Ornamental metal fences – black or white only
 - iii. Brick – should match the brick used in the foundation or on home
- e. Appropriate Placement:
 - i. Placement of fence should be appropriate for the lot size, lot location (ex: cul-de-sac, corner, area of high exposure, etc.) dimensions of lot, and location of home upon lot
 - ii. Placement will be evaluated by ARC on a case-by-case basis

3) DECKS (Require ARC approval)

- a. To be consistent with existing decks in the neighborhood:
 - i. Appropriate materials: Wooden deck board or simulated wooden deck boards
 - ii. Appropriate Size/Location (Reviewed on case-by-case basis):
 - iii. Decks shall be natural stain, unless painted to match the trim on the home.

4) PATIOS (Require ARC approval)

- a. Appropriate Materials: concrete, stone, brick
- b. Extending an existing patio of temporary materials (ex: pavers, stone) does not require ARC approval if size is not increased by more than 20%. Larger or permanent patio extensions require ARC approval

5) PATIO WALLS (Require ARC approval)

- a. Patio walls should be constructed of stone, Keystone, or brick and are subject to approval by the ARC

- b. Patio walls should not exceed 4 feet height

6) RETAINING WALLS (Require ARC approval)

- a. Retaining wall location, height, etc. will be reviewed on a case by case basis
- b. Appropriate materials: landscape timbers, stone, brick, rock

7) LANDSCAPING (Requires ARC approval)

Homeowners are encouraged to landscape their yard to maintain and enrich the beauty of the neighborhood. The addition/planting of plants, trees, shrubs, flowers, and other natural vegetation need to be submitted for ARC approval, as well as removal of live trees and grading.

- a. Lawns
 - i. Homeowners are required to establish and maintain a lawn of grass in all appropriate areas (front and rear) which is free of weeds and overgrowth
 - ii. Homeowners are required to maintain their lawns and keep them properly trimmed to less than 6" height at all times
- b. Shrubs/Plants/Flowers:
 - i. Shrubs should be appropriately maintained and contained within the homeowner's property
 - ii. Landscaping near sidewalks should not encroach upon sidewalk
 - iii. Corner lots should not have plantings with potential growth between 2-6 feet above the roadway, within a 35 feet triangle at the corner, which could restrict sight distances at intersections
 - iv. No artificial grass, plants, flowers or other artificial vegetation may be used on the exterior of any home or upon the property, with the exception of temporary holiday decorations.
- c. Trees:
 - i. Homeowner is required to keep at least one tree per front yard
 - ii. Removal of any living tree requires ARC approval if tree is 12 inches in diameter at one foot above ground
 - iii. Homeowners should incorporate existing trees and shrubs to every extent possible into landscaping plan
 - iv. Front yard planting of trees should not restrict views of traffic in and out of driveways (see corner lot guidelines below)
- d. Mulch
 - i. Plant beds should be maintained to prevent overgrown appearance
 - ii. Appropriate materials: Wood bark or pine straw with natural coloring
 - iii. Inappropriate materials: Seashells, exposed plastic or landscaping fabric
- e. Grading/Drainage: Homeowners may not alter or place any structure, planting or other material upon their property that changes the direction or flow of drainage or channels without prior approval of the ACC.
- f. Landscape Borders
 - i. Appropriate materials: solid brick, landscape timbers, stone, landscape edging, landscape wood, decorative metal edging, and other natural materials
 - ii. Inappropriate materials: Plastic or vinyl exposed edging.
- g. Boulevard Area (Between Sidewalk and Street) No plantings are to be installed within the boulevard except low growing plants around a mailbox.

8) WALKWAYS/PATHS (Requires ARC approval)

- a. Removing, changing, or adding front yard walkways (to the driveway, street, sidewalk, etc.) require ARC approval and will be evaluated on a case-by-case basis
- b. Appropriate materials include: stone, brick, mulch, concrete, or pebbles

9) LANDSCAPING STRUCTURES/FEATURES (Require ARC approval)

- a. Includes but not limited to: Pergola, Trellis, Gazebo, Arbor, Awning, Water Features, or any other permanent structures
- b. Appropriate materials: Treated wood, decorative metal, brick, stone, or other approved materials
- c. Appropriate colors: Wood-natural stain; Metal- black, brown, white

10) UTILITY FENCES (Require ARC approval)

(To hide unsightly objects such as trash cans, AC units, and utility boxes located on a home or other outdoor items such as lawn mowers or garden supplies)

- a. Fence should have at least two sides and be “L” shaped
- b. One side should join the home unless used for utility boxes in front position of the yard
- c. Fence material, style, design, height & color should be consistent with those listed in Guideline 1 (Fences)

11) OUTBUILDINGS (storage buildings, tool sheds, etc.) (Require ARC approval)

- a. Color, materials and style (including roof architecture) used on the exterior of outbuildings must be consistent with the color, materials and style of the home
- b. Hardiplank (fiber cement), wood, and/or brick outbuildings ONLY are permitted
- c. Required size: 100-150 square feet; suggested maximum height: 12ft. (floor to roof peak)
- d. All buildings must be on a permanent foundation, which would consist of permanent footers or concrete blocks; All footings on a building should be screen with plantings and landscaping
- e. All buildings must be located behind the rear line of the home and placement will be evaluated on a case by case basis
- f. Doghouses should be in a location which is consistent with the landscaping design of the yard and unseen from the front of the home
- g. Greenhouse plans should be submitted to ARC and will be reviewed on a case by case basis

12) PLAY STRUCTURES (Require ARC approval; includes, but not limited to, the following items)

- a. Appropriate Location/Height:
 - i. All play structures, platforms, play houses, etc. should be on the rear part of the homeowners lot, preferably unseen from the front of the home
 - ii. Corner lots should locate play structures on the inside corner of their lot
- b. Playsets
 - i. Wooden play sets are allowed
 - ii. Metal play sets are **not** allowed
 - iii. Playhouses (must match the color and building materials of the home)
- c. Basketball Goals
 - i. Permanent basketball goals must be located at the rear of the home or in the inside portion of corner lots and must be approved by the ARC before installation
 - ii. Temporary basketball goals are prohibited.
 - iii. Basketball goals are not allowed within the right-of-way of any street
- d. Tennis Courts/Backboard: Size and location will be reviewed by ARC on a case by case basis

13) POOLS (Require ARC approval)

- a. **No above ground swimming pools shall be permitted on any lot**
- b. Pool should not be visible from the front of the home to every extent possible

- c. The ARC requires that pools have fencing around the exterior edge, with the gates closed and/or locked at all time for the safety of all children in the neighborhood
- d. Pool fencing and screening must meet fencing guidelines (Guideline 1)
- e. Lighting for pool should not shine on neighboring yards or homes

14) REAR PORCHES/SCREENED PORCHES/ SUN ROOMS (Require ARC approval)

- a. Design must be consistent with the overall style, building materials, and color scheme of the house
- b. Trim color should match the trim color of the home; siding should match the siding on the home
- c. No windows or wall a/c or heating units are permitted in any room including porches, sunrooms, & garages.

15) DRIVEWAYS (Changes or additions require ARC approval)

- a. Any driveway expansion or addition should be approved by the ACC
- b. Driveways may not be painted
- c. Driveways may be constructed of concrete, brick or brick pavers
- d. Earth, asphalt or gravel driveways are not permitted

16) EXTERIOR COLORS (Change requires ARC approval)

- a. The Board shall have final approval of all exterior paint and color plans and each owner must submit any changes in paint and color for review prior to changes being made, including walls, roof, shutters, trim, etc.
- b. Adjacent homes (beside and across the street) may not have the same home color
- c. Paint and colors must be consistent with the neighborhood and the overall paint and color scheme of Morgan Ridge

17) ROOFING (Change in color, style or material requires ARC approval)

- a. Flat and built-up roofs are not permitted
- b. Roofs of the dwelling should have a pitch of 7 to 12 or greater.
- c. Post construction sky lights should not be placed on the front side elevation or any other elevation where it can be seen from the street
- d. Thirty (30) year architectural shingles shall be used in the construction and repair of roofs

18) STORM DOORS

- a. Color and materials of storm door should match and be consistent with the color scheme of the home
- b. Full length storm doors with full glass/screen or split glass/screen are allowed
- c. Wooden and unfinished metal doors are not allowed

19) ITEMS NOT ALLOWED IN MORGAN RIDGE

(This list is not meant to be all inclusive. Items not listed below will be decided on a case by case basis)

- a. Carports
- b. Above ground pools
- c. Outdoor clotheslines
- d. Window or wall mounted air conditioning or heating units
- e. Signs (except standard "For Sale or Lease", so long as those signs are not located inside the windows of the home)
- f. Statues (Except when said statues are located in the backyard)
- g. Any other item which is considered inappropriate or does not enrich the neighborhood may need to be removed at the request of the ACC

- h.** The following items may not be parked on a driveway for more than 12 hours or overnight:
 - i.** Boats, Tractor Trailers, Trailers, Campers, RV's, ATV's (All Terrain Vehicles)
 - ii.** Airplanes, Buses, Lawn equipment, unregistered or junk vehicles
 - iii.** Commercial vehicles (includes, but not limited to vehicles with ANY of the following: commercial license plates, 3 or more axles, exposed tools, equipment, parts, ladders, commercial letter, etc.)

20) FOUNDATIONS (Require ARC approval).

- a.** All foundations should be crawl.
- b.** Foundations shall have a brick or stone front exterior.
- c.** Front door shall be situated 2-3 steps minimum above sidewalk.

21) MAINTENANCE. Maintenance on all lots and improvements shall be performed in accordance with the terms and provisions of the Declaration of Covenants, Conditions and Restrictions.

APPEALS

An Owner has the right to appeal an application which has been disapproved or which has been approved with conditions. To perfect such an appeal, the applicant must submit a written "Notice of Appeal" to the ARC within ten (10) days from the date of the notice of the decision of the ARC. The Notice of Appeal must be accompanied by a statement setting out the reasons why the decision of the ARC should be modified. Upon receipt, the ARC shall transmit copies of the application and its supporting documents, the decision of the ARC and the Notice of Appeal to the members of the Board.

The Board shall consider all such appeals during its next regularly scheduled meeting, but no later than thirty (30) days following the receipt of the Notice of Appeal. The Owner has the right to meet with the Board to discuss the appeal, provided that the Owner has notified the Board at least seven (7) days prior to the next scheduled Board meeting.

Upon Review, the Board may affirm the decision of the ARC, may reverse the decision and approve the application, or may approve the application with conditions.