Village Park Land Use Guidelines

Building Setbacks:

The buildable area of every lot must be delineated by the easements and setbacks as recorded on the subdivision plat or the legal description of the lot. Village Parkís setbacks are:

- Front yard ñ 50 feet (from center line of street)*
- Rear yard ñ 15 feet (from rear property line)
- Side yard ñ 10 feet (from side property line)

*A variance on the front yard setback may be considered by the ARC if access to the lot is hindered by unusual topographic features. Changes and variances on lot setbacks shall be considered on a case by case basis and do not establish a binding precedence upon the ARC

Dwelling Sizes:

- No home shall be less than 2000 square feet in heated, habitable space with a minimum of 1600 square feet on the main floor for multi-storied houses. The maximum height for any residence is 2 stories above basement level. Greater heights on rear and side elevations may be allowed for steep topography. No home shall have less than a two car garage or a two car drive in basement.

Dwelling General Requirements:

- All changes of exterior material must be made on inside corners.
- No concrete or concrete block foundation shall be exposed
- All chimneys shall utilize exterior veneer such as stone, brick, stucco, cultured stone or approved wood exterior.
- All roofing materials and colors must be approved by ARC. Roof accessories such as vents, flashing, gutters and downspouts shall match or design blend and if possible any roof penetrations should appear on back roof of house.
- Horizontal lap siding or shakes shall be wood, fiber cement or approved equal. Material and color must be approved.

- All pickets, hand rails, caps and any other vertical surfaces of all decks and porches shall be painted or stained ñ flooring can be left natural (unpainted or unstained).
- All utilities, cables, wires and the like of any kind must be placed underground except as approved by ARC. Satellite dishes, if approved, shall not exceed 18î in diameter and shall not be visible from any road and must be limited to the rear facing lower 3 feet of the roof.

Site Requirements:

- All drainage of site water and soil shall be controlled within each lot and shall not negatively impact adjacent lots.
- All site grading shall be held to a minimum to preserve the natural state of the lot.
- All driveways shall be concrete, stamped concrete, naturally colored concrete, exposed aggregate concrete, brick pattern/cobblestone, asphalt or other approved surfaces.
- Walkways to be concrete, stamped concrete, masonry surfaced (flagstone, etc.) and should match exterior masonry of house or other approved surfaces.
- All fences to be of wood material and approved by ARC and shall not extend beyond the rear of the house toward the front of the lot. Absolutely no chain link shall be used at any time. Front decorative fencing at driveway or along right of way of street may be used if approved. Any fencing made up of stone, brick or other masonry product must be approved. Underground invisible fencing will be allowed on any portion of lot. Fencing of any kind (including underground fencing) is not allowed in the Meadows.
- All grass areas of yard shall be completely sodded and/or seeded immediately following completion of construction.
- Retaining walls to be stone, boulders, stucco covered CMU, or materials approved by ARC.
- Any landscape ponds, outdoor gardens or other features must be shown on the final landscape plans for approval.

Town Homes in the Meadows

Shown below are the original paint and roofing colors that were established for all of the town homes in the Meadows.

Since a few deviations to these color combinations were used during construction, all plans for town homes that involve repainting or replacing of roofs should first be directed to the Village Park Architectural Review Committee(ARC) for approval.

- Front Doors are: Behr Marque, S-Gloss/Semi Glass, STR# 3625, Base #3453, (MQ2-5) Well Bred Brown
- All the other paints/stains should be Sherwin Williams. The exterior paints except for the front door are all Super Paint and have a satin finish. The decks are all done with a solid stain from Sherwin Williams.
- All Back Exterior Doors are: Otter, #6041 Sherwin Wms
- All gutters are: Musket Brown
- All Trim, and Eaves: Otter #6941 Sherwin Wms

Exterior Paint for Siding, Shingles, Garage Door and Vents:
(Use Sherwin Williams Super Paint, satin finish)

#A		Superior Bronze	#6152 Sherwin Wms
	Shutters	Quiver Tan	#6151 Sherwin Wms
#B		Tea Chesty	#6103 Sherwin Wms
	Shutters	Portabello	#6102 Sherwin Wms
#C		Mesa Verde Tan	#AC33 Ben Moore****
	Shutters	Otter	#6041 Sherwin Wms

Roofing material and color to be used for each town home in the Meadows:
GAF (or equivalent) timberline natural shadow, 30 year architectural; Color: Weather Wood

**** Sherwin Wms Mix for #AC33 en Moore

BAC Colorant	**OZ**	**32**	**64**	**128**
W1 White	-	20	1	-
B1 Black	-	7	1	-
G2 New Green	-	1	1	1
R2 Maroon	-	4	-	-
Y3 Deep Gold	-	13	1	1