

THE VALLEY HOMEOWNERS ASSOCIATION, INC
ARCHITECTURAL REVIEW and LANDSCAPE DESIGN COMMITTEE
(ACLD)

NOVEMBER 1988
(Revised January 2021)

ARCHITECTURAL GUIDELINES SUMMARY

The Restrictive Covenants of The Valley allow for strict architectural control in order to maintain a pleasing harmony in the over-all appearance of the area, and the following guidelines have been established with that objective in mind.

- 1. DESIGN:** The exterior of the homes in The Valley must conform to traditional and Williamsburg architectural style, with colors compatible with those of the surrounding houses. No two houses may be identical. Houses which are similar, although not identical, may not be built adjacent to each other, in order to maintain a variety of appearance.
- 2. HEIGHT:** No building may be more than 2 stories plus a basement. One-story houses should have a slightly higher roof and steeper roof pitch, but still provide variety of roof height between houses.
- 3. SQUARE FOOTAGE:** Interiors may range from 2,000 to 3,800 square feet and may feature skylights, large rear windows and sliding glass doors or French doors leading to terraces and decks.
- 4. HOUSE PLACEMENT:** Houses must be placed on the lot line nearest common ground open space at the side of the lot, allowing for a structure no more than 45 feet wide and leaving 2 feet between the drive and the building line adjacent to the lot (this allows for a separation of 30 feet between buildings). The main body of the home will be set back 25 feet from the front property line. Porticos and minor projections may encroach further into the yard as approved by the Architectural Committee. There will be a least a 4 foot separation between drives of adjoining residences. (The building envelope is 45' X 65') Carports and/or garages must not be visible from the street,
- 5. GENERAL:**
 - a. Plans must show location of heating/cooling units, gutters and downspouts, and garbage containers. (garbage containers are provided by the Homeowners Association)
 - b. No vents in the roof or skylights should be placed on the front elevation of the houses.
 - c. Walks at the front of the house will be of brick.
 - d. The approved roof must be CertainTeed – Landmark Pro Designer Shingles in

Georgetown Gary, Pewter or Moiré Black. Additional types and colors must be submitted to the ACLD board for review and approved by the board of directors.

- e. Roof valleys will be California cut shingles or copper.
- f. All fireplaces shall be of brick. Pre-fab fireplaces are not allowed.
- g. Brick shall be one of the following, or of comparable colors approved by the ACLD: Borden's Commonwealth, Carriage House, Amber Rose or Colonial Antique

6. LANDSCAPING:

- a. Landscaping plans must be approved 90 days prior to completion of construction.
- b. Landscaping for each lot will be done on or near completion of the new home. In the event that grass is unavailable at the time of completion, pine straw will be used in the grass area until sod is available.
- c. Grass will be zoysia sod unless other types are approved by the ACLD.
- d. Land between adjacent driveways will be planted with a hedge, unless otherwise agreed upon by both property owners and approved by the ACLD
- e. Wooded areas at the side and rear of the houses will be maintained as woods.
- f. No cutting of trees is permitted without approval of the GMC, whether in the common area or on private land.
- g. Common ground at the side and rear of all houses is reserved for the privacy, security and enjoyment of the homes abutting those properties.
- h. Landscape changes need approval of the GMC.

- 7. EXTERIOR LIGHTING:** The owner of each lot will be responsible for providing a lamp at the sidewalk area in keeping with existing lights. All lights will be of the same design unless another design is approved by the ARB.