

# Wedgewood Architectural Review Committee

## ARC Guidelines

### Antennas

- . Only TV antennas and satellite dishes, one meter or less in diameter, are permitted.
- . To be located within side or rear yards and adjacent to the home, within building set back limits.
- . Screened by landscape structures or plant material from the windows of adjacent homes, adjacent patios, and from common areas.
- . Roof mounted dishes and antennas are not allowed.
- . Subject to further regulation by the Association, as allowed by law.

### Auxiliary Buildings

- . Not allowed.

### Awnings

- . Window awnings shall be considered a remodel if not installed with the original construction of the house. They shall be of neutral colors and appropriately sized for the window. Brightly colored or multi-colored awnings are not allowed. Awnings shall be maintained as to avoid a worn appearance.

### Construction

- . Alterations shall not be initiated until all contractor tasks have been completed per approved plans (including, but not limited to, pulling permits).
- . The common properties shall not be disturbed in connection with the alterations. Any portion of the common properties disturbed, including boulevards, must be repaired by the owner to its original condition, at the owner's expense. Disturbed grass areas must be sodded. Repair must be completed within 30 days of completion of the alteration construction.

### Corner Lot Considerations

- . Gates to side yard fronting street are not allowed, unless the gate is within 10' of a driveway.
- . Sidewalks/pavers, etc., are not allowed on the rear side yard.

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### Decks

- . Must be consistent with residence style; should be an extension of the residence.
- . Size columns to deck and residence scale, avoid small underpinning.
- . Hand railing design and detailing should be consistent with the style of the residence.
- . Must be at least 20' from property line.

### Drainage and Drainage Easements

- . Side and rear yard drainage swales must be maintained per the master grading plan. No change of grade is allowed.
- . Minimum grade 1.5%, 2% preferred.
- . Maximum grade 3.0:1, 4.0:1 preferred.

### Driveway

- . Must be at least 5 feet from any property line.
- . Must accommodate a minimum of two off street parking spaces.
- . 10% maximum grade, measured from curb cut to garage apron.
- . Driveway must be bituminous or concrete.

### Fencing

- . All fences must comply with the fencing criteria set out in the relevant Declaration of Protective Covenants, and the guidelines listed below.
- . Fences shall match the character of the residence and neighborhood.
- . Within rear yards, 4' picket (maximum 4'-6" height) or Wedgewood's two rail design.
- . Fences are discouraged within side yards and not allowed in front yards.
- . Around swimming pools, architecturally detailed wood, vinyl, or wrought iron fencing may be permitted. Pool fencing may be 6' high maximum, with approval.
- . Chain link fencing will not be permitted.
- . All fences must be 50% open unless specifically approved by ARC. In such cases, the fence must be screened by landscaping.
- . All gate locations must be approved by ARC.
- . Fences shall be stained or painted on a regular basis to the same level of maintenance of the home.

## ARC Guidelines

### Front Walk/Ramps

- . Three to six feet in width.
- . Must match the character and style of the residence.

### Freestanding Gazebos, Cabanas, Other Enclosures

- . Finishes must match the materials and color of the residence.
- . Size must be appropriate for the lot.
- . Kit buildings will not be considered.
- . Must be within 20' of residence and be at least 20' from any property line.
- . They shall not be used for storage. Use as storage is grounds for removal.
- . Maximum allowable floor size is 2% of the rear lot area. Rear lot is defined as the distance from the furthest rear portion of residence to the rear property line, multiplied by the average width of the rear yard.
- . Consideration must be given to minimizing its view by decks, patios, and windows on other lots.
- . A minimum of two 2" caliper deciduous trees and two 6' tall evergreen trees shall be planted or retained on the lot near the structure to soften the views of the structure.
- . Must be at least 80% open. Open is defined as screening or open air. Windows are not considered to be "open."
- . Maximum exterior height is 12'.
- . Roofing shall match or complement that of the residence.
- . See "Maximum Allowable Rear Yard Structures" for total allowable rear yard structures.

### Kennel

- . To be located adjacent to the residence within side or rear yards and within building setback limits.
- . Must be constructed as same or similar appearing material as residence.
- . Any kennel or chain link material must be fully screened by an approved privacy fence and landscape structures or plant materials, from the windows of adjacent residences, adjacent patios, and from common areas.
- . Maximum exterior height is 6 feet.
- . Maximum floor size is 120 square feet.

### Mail Boxes

- . Mail boxes must be of a standard design, compatible with the appearance of the residence.

### Materials

- . All materials used on or within the alteration shall be compatible with the residence. Exposed treated lumber is not allowed. Deck railings shall match the color of the residence.

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### **Maximum Allowable Rear Yard Structures**

- . The maximum square footage of freestanding structures allowed in the rear yard of a residence is 5% of the rear lot area. The rear lot area is defined as the distance from the furthest rear portion of the residence to the rear property line multiplied by the average width of the rear yard. A structure is defined as any freestanding above grade component. They include: gazebos, cabanas, pool houses, play structures and other approved structures.
- . The maximum number of structures is two.

### **Painting/Staining Color Changes**

- . If the homeowner wishes to repaint his/her residence, or decorative fence, with the existing color, ARC approval is not required. Any changes on color or style of any trim, fence, siding, door, shutters, etc., must be submitted to ARC for approval.

### **Play Equipment**

- . Must be located within the rear yard and setback a minimum of 10' from any property boundary.
- . Consideration shall be given to minimizing its visual impact from neighbors' decks, patios, primary windows and views.
- . Equipment up to 20' in length must have two 2" caliper deciduous trees planted to soften neighbors' views of the equipment.
- . Equipment over 20' in length must have two 2" caliper deciduous and two 6' evergreen trees to soften neighbors views of the equipment.
- . Metal or plastic play sets are not allowed.
- . Play sets must be maintained and stained as needed.
- . Commercial sized play sets are not allowed.
- . Size of play set must be in scale of size of lot.
- . Kit play sets of treated lumber are not allowed.
- . Replacement canopies shall be green or blue.
- . Maximum height is 12'.
- . Only one play structure is allowed per lot.
- . Maximum footprint can be no more than 2% of the rear lot area. The rear lot area is defined as the distance from the furthest rear portion of the residence to the rear property line multiplied by the average width of the rear yard.
- . Footprint is defined as the greatest length multiple by the greatest width.
- . See "Maximum Allowable Rear Yard Structures" for total allowable rear yard structures.

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### **Pool Houses**

- . Finishes must match the main residence materials and color.
- . Size must be appropriate for the lot.
- . Kit buildings will not be considered.
- . Must be within 20' of home and no closer than 20' to any property line.
- . Shall not be used for storage. Use as storage is grounds for removal.
- . See "Maximum Allowable Rear Yard Structures" for total allowable rear yard structures.
- . Maximum allowable size is 2% of the rear lot area. Rear lot is defined as the distance from the furthest rear portion of residence to the rear property line, multiplied by the average width of the rear yard.
- . Consideration must be given to minimizing its view by decks, patios, and windows on other lots.
- . A minimum of two 2" caliper deciduous trees and two 6' tall evergreen trees shall be planted or retained on the lot near the structure to soften the views of the structure.

### **Preservation of Existing Vegetation**

- . No clearing or alteration will be permitted prior to formal Architectural Review Committee approval.

### **Replacement of Exterior Materials**

- . If the homeowner wishes to replace the finish (e.g., stucco, siding, etc.) with the same materials and color, ARC approval is not required. If the materials are being changed (e.g., stucco removed and siding being installed in its place) or color is being changed, the changes must be approved by ARC.

### **Retaining Walls**

- . Five foot minimum setback from all property lines. Encroachment on public easements and rights of way, and on common properties not allowed.
- . Boulder or stone is preferred. Brick, concrete, or interlocking masonry materials will be considered.
- . Must be shown on building elevations and landscape plan.
- . Walls over 8' in height must be terraced.
- . Structural considerations to be detailed on the landscape submission.

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### Screening

- . Kennels, antenna, pool equipment, and air conditioning units must be screened by landscape structures or plant material so as to minimize the views of those items by windows, patios and deck areas of other lots, and by the common properties.

### Sheds, Playhouses, and Storage Structures

- . Not allowed.

### Signs

- . One standard “for sale” sign is allowed per lot.
- . One political sign of no more than 6 square feet is allowed in a homeowner’s yard for up to one month before the relevant election and up to one week after the relevant Election Day.
- . Business signs are not allowed.
- . Temporary signs must be removed at dusk.
- . No signs allowed on Wedgewood common properties.

### Solar Panels

- . Not allowed.

### Swimming Pools & Patios

- . Must be located in rear yard.
- . Must meet all state, county and city standards.
- . No above-ground pools shall be permitted (other than small plastic or inflatable children’s pools that are removed daily).
- . Patios must be at least 10’ from each property line.
- . Pool (water) must be at least 15’ from each property line.
- . Pool equipment must be contained within the rear yard and not visible to neighbors. Pool equipment shall be screened.

### Trellises/Arbors

- . Must match character, finishes of the residence and neighborhood.
- . Must be maintained to the character and finish of the residence.
- . Must be at least 20’ from each property line.

### Yard Lights

- . One fixture (110/120 volt incandescent with photocell) on a six (6) foot pole, within the front yard is required.
- . No other pole lights are allowed, except that low voltage pole lights may be allowed with ARC approval.
- . Light sources should be concealed, where possible, with all light in shades of white (no colored lights other than temporarily during the holidays). No spillover of light

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can occur on neighboring lots, and lighting must be shielded to prevent glare. Wall washes can be achieved through an eave-mounted, wall or ground light. Tree uplights should be concealed underground or in shrub masses. Garden lights or walkway bollards should direct the light downward with a concealed light source.