

Oak Springs Plantation Architectural Standards
Adopted January 1, 2008 Revised April 20, 2021

- Foundations should be covered with veneer of brick or stone; no exposed concrete block or cinder block permitted even if behind lattice or landscaping.
- Main roof pitch minimum of 8 inches per foot (Article V(e)).
- Roof may be metal or shingles. Color shall be approved by the Architectural Review Committee (ARC). If shingled, shingles shall be dimensional (architectural). Replacement roofs, whether shingled or metal shall be same color or as close as possible to the color of the roof being replaced. Outbuilding roofs shall also be architectural shingles or metal and should be the same color or as close as possible color to the roof of the main dwelling. Metal roofs of contrasting colors will not be approved.
- Dwelling unit shall equal or exceed 2500 square feet or minimum of 1500 square feet on first floor in the case of a 2-story building. Square footage excludes porches, decks, breezeways, garages, attics and non-inhabitable basements (Third Amendment (A)).
- Gravel on driveway before construction begins to ensure no mud tracking; builder responsible for keeping road clean.
- Containers, minimum size 10 yards, shall be used to store trash and be in place on lot at foundation construction.
- Final layer in driveway shall be Grey Crushed Stone or Asphalt/Concrete paving.
- Minimum Landscape Allowance shall be \$1,500 based on market pricing.
- Front sidewalks are required and shall be exposed aggregate concrete, stamped concrete, brick or pavers.
- Must maintain erosion control if necessary.
- Keep grass cut to reasonable level on entire lot (Article V(n)).
- One builder sign of not more than 4 square feet is allowed.
- Post lights are required and are to be installed at the end of the sidewalk.
- No garage doors shall face any subdivision road. Front entry garages may be permitted with ARC approval on detached garages built in the rear of the yard (3rd Amendment (C)).
- Houses generally should face parallel to road or to the center of the cul-de-sac and staked in accordance with the approved site sketch.
- Front and side porches must be exposed aggregate concrete, stamped concrete or brick pavers; all steps must be brick (Article V(f)).
- No wood railings or posts shall be installed on the exterior of the home. Rear decks may be built with treated lumber; however, any posts not enclosed by a screen porch shall not be wood.
- Heating and air conditioning units shall be screened (Article V(n)).
- Take necessary steps to protect roots of trees. Trim limbs as needed.
- Three (3) trees with minimum 3" caliper size will be planted on field lots.
- Other building materials and or designs may be allowed subject to ARC approval.
- Model No. 5818B-NH Cast Steel Mailbox and Post from Mel Northey Co. is the only approved mailbox and post (Article V 5.3(u)).
- Alternative energy sources: Roof mounted solar panels are permitted but will not be approved for installation on front facing roofs. Color should be black or same as roof shingles. Contrasting colors will not be approved. Residential Wind Turbines and/or ground positioned solar panels are not allowed.

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Oak Springs Plantation Architectural Standards - Adopted January 1, 2008, Revised April 13, 2021

- All fencing shall be subject to approval by the ARC. No fences in front yards are permitted except for lots 10 acres or larger. All fencing along State Route 604 shall be four (4) board treated wood painted black to match the fence along the Boulevard entrance. Preferred backyard fencing is 4 board treated type painted black. The ARC can accept other fence designs such as fences used for privacy. These exceptions are applicable to different situations as needed. The color should be black (preferred) with white being the only alternative color considered for backyard fences. A white fence should include provision for the planting of bushes and/or trees to break up the reflective brightness of white.

These standards are intended to supplement the Declaration of Covenants, Conditions and Restrictions applicable to all properties in Oak Springs Plantation and are not intended to replace the Declaration.

Acknowledged:

Signature:

Print Name & Title:

Company:

Date:
