

Architectural and Landscaping Guidelines for Greystone

8/24/05

This document will attempt to formalize the principles, which will be employed to implement the architectural and landscaping elements of the homes in Greystone, to be used as a guide for the design of homes, their placement on the lot, and for the Architectural Review Committee (ARC).

Placement of home on lot and orientation:

Homes may be placed on the lot in one of six ways, subject to variation under certain conditions. The purpose of these guidelines regarding the placement of garages and garage doors is to minimize any negative impact on neighboring homes. In deciding the style of the house and placement of the garage and garage doors, one should consider the impact of existing homes and the potential for such impact on homes not yet built. The concept is to avoid, where possible, garage doors facing another's front yard or front door, to provide good screening either with screening walls or fences or substantial plantings, to minimize the amount and visual impact of vast amounts of concrete, and to insure, where garage doors will be a prominent feature, that they are aesthetically pleasing.

The basic six examples are shown on the attached diagrams labeled as follows (with examples listed):

1. Rear garage with Porte Cochere
2. Rear garage without Porte Cochere
3. Traditional side-entry
4. Front-facing rear garage
5. Motorcourt
6. Full courtyard

Rear garage, with or without Porte Cochere and full courtyard: The driveway must narrow to approximately 11 feet and pass through a screening wall or fence set back from the street to a point rearward of the front of the house, such fence or wall to be at least five feet high and of a highly decorative material and detailed style. The driveway streetward of this screening wall or fence shall be detailed in the manner described for motor court homes or have a center strip with grass or a low ground cover.

Traditional side-entry: The garage doors should always be on the side of the house away from the entrance to the neighborhood. The depth of the driveway, measured out from the garage door, should be a minimum of 22' at the garage door, turn-arounds 12' wide and not exceeding 16' feet in depth beyond garage door, and the edge of the drive should be a minimum of one foot from the side property line.

Motor Court: The garage doors should always face toward the entrance of the neighborhood, and should have some additional details at the garage door, such as an extended overhang on brackets, an arbor, arched-topped garage doors, decorative garage doors, etc., and the driveway must be of something other than plain concrete, i.e. stamped concrete in a slate or cobble stone

type pattern (not stamped brick), brick pavers, or a combination of regular concrete with a substantial amount of brick or other material. The "decorative" portion of the driveway shall be not less than 20% of the total surface. Paving should be kept to the minimum required for reasonable access in order to enhance the amount of landscaping in the front yard.

Front-facing rear garages: The front of the garage should have a more detailed appearance as described for motor court style homes. The front of the garage should be set back at least 2/3 the depth of the lot. The driveway must narrow to approximately 11 feet and pass through a screening wall or fence set back from the street to a point rearward of the front of the house, such fence or wall to be at least five feet high and of a highly decorative material and detailed style. The driveway streetward of this screening wall or fence shall be detailed in the manner described for motor court homes or have a center strip with grass or a low ground cover.

All garages shall have two 9' X 7' or two 10' X 7' garage doors. Three-car garages are prohibited except where they can be located to the rear of the lot and will have no negative affects on the adjacent owners, but when used, shall have three 9' X 7' or three 10' X 7' doors. Garages which protrude forward from the front of the house should be limited to a width facing the street or 23', preferably 22', and should in no case project further forward from the front the home than 24' except in the case of motor court style homes where this front projection may be increased slightly to provide a planting bed of at least two feet in depth between the driveway and the front of the house. It is desirable and preferable that with side entry garages, the front projection of the garage wing be substantially less than 24'.

Garages should not exceed 600 SF unless such larger size is well hidden in the design of the home. All garages shall have two garage doors separated by a space of not less than one foot and not more than two feet, the preference being 16" (one concrete block). Ten-foot wide doors may be employed where required by a special condition. Each house must have a exterior decorative light located between the two garage doors and connected to a timer. There must be a "planter" space left in the driveway between the two garage doors the width of the space between the doors and four feet out from the house. The plant placed in the space must be irrigated and must be of a taller species (i.e., nandina, potocarpus). This requirement for a planter between the garage doors may be waived where the garage doors are not visible from the street.

The driveway where it meets the house may not be wider than the space occupied by the garage doors.

Where a garage door cannot be reasonably placed so as not to face the front of another home, some type of screening is required.

One should consider the location of trees, storm inlets, etc. when designing a home for a particular lot, and also look at how these limiting factors on an adjacent lot not yet built on might limit the design of that house. All of the above styles may not necessarily be properly placed on any lot.

When applying these principles of good design, in some cases it may be necessary or desirable to

vary from these principles, and off-setting additional design elements may need to be employed.

Home shape: Wherever possible, one should consider existing and potential neighbors when deciding the shape of the home and the location of garages, windows, air conditioning units, etc. Back yard privacy should be considered. Where such privacy cannot be addressed with architectural considerations, hedges and/or trellises should be employed to provide privacy from neighbor's yards and patios.

Fencing: Complete privacy fencing of back yards is discouraged. Privacy fencing should be employed only where needed, i.e., along a line of site, or as part of forming a courtyard, not simply to enclose an entire rear yard. Privacy fencing may be prohibited at the rear of lots not abutting other lots in Greystone, except along the entrance to Summer Creek on lots 1-5. All wood fencing shall be painted and shall be professionally installed by a quality fence builder (Strack Works, Great Southern Fence, All-Florida Enterprises), be of a decorative nature (standard stockade and shadow-box are prohibited, as are pre-made panels), be of pressure treated wood or vinyl, or wrought iron. A standard privacy fence detail will be available, pre-approved as to style (but not location). Brick may be employed, either as the "fence" itself, or for posts. Hedges of annis, potocarpus, ligustrum, etc. are strongly encouraged for privacy and four-foot tall picket fencing is encouraged where confining children or pets is desired, and for pool protection. Picket fencing should be installed so the pickets face away from the owner's lot, and must be softened with landscaping along their base, which also facilitates lawn maintenance. Trellis style fencing is desirable planted with vines. Fencing should not normally extend forward of the front of the house unless employed as part of the design element, i.e., a front picket fence, wrought iron fence or low brick wall.

Good design principles employed locally in Willowcroft, Town or Tioga, and those used in Charleston, Savannah, New Orleans, and to some extent in Disney's "Celebration" should be assessed when considering fencing and privacy. Enclosing front yards for a decorative effect is allowed. If picket fencing or wrought iron or brick is employed for this purpose, the fence should be set back 18" or 2' from the sidewalk and plantings (not grass) should be placed in the space. Generally, all fencing should be softened by landscaping, and in no case should grass be under a fence. Examples of good front yard fencing can be seen in the renderings provided in many of Stephen Fuller's plan books and on his web site. Where retaining walls are required, they should generally be of masonry. Where retaining walls are low (under 18", they may be of bare concrete, but higher walls should be painted and then planted with creeping fig, English ivy or other wall-clinging vegetative cover, or walls should be of a decorative nature (brick). Promoting good drainage is a design element which should be taken into consideration.

Exterior facades:

Homes may be finished in cementitious horizontal lap siding (HardieBoard), brick, cement-based stucco (no synthetic stucco is allowed except for very minor accents), cedar shakes, and stone, or combination of these products. The more contemporary styles of cultured stone should be avoided. Only "wood mold" bricks laid in gray, buff or white mortar, as appropriate to the brick color, struck in a "grape-vine" joint, are allowed. All "HardieBoard" must have a 7" exposure or

less. When siding materials are used, 6" (exposed-8" board) frieze is required, 2X6 corner boards facing the front, and 2X4 corner boards facing the rear. Five-quarter trim is not allowed unless applied over a spacer of HardieBoard to project a 1 1/2" thickness. 2X4 material shall be used around windows, with more detailed header trim encouraged, i.e., wider boards, crown moulding, pre-formed decorative windows headers (Fypon, etc.).

Due to the close proximity of the homes, wood burning fireplaces are not allowed. Fireplaces should be gas and of the "B-vent" design or ventless style (or electric). "Direct vent" fireplaces are discouraged, but may be acceptable on the rear or side where the presence of the exhaust vent can be minimized. All gas vent pipes, roof vents, plumbing pipes, etc, should be painted to match the roof or black. Care should be taken to route gas vents to a point on the roof where they do not have to be extended to disproportional heights to meet code.

Fenestration should be laid out with classical proportions in mind. If shutters are to be used, shutters should each be 1/2 the width of the window. Shutters shall be mounted OVER the window trim, not butted to it. Classical proportions are the key when considering fenestration, and one can look to the designs of William Poole, Stephen Fuller, Frank Betz, and Looney, Ricks, Kiss Architects as examples of good fenestration proportions. Non-symmetrical entrances, i.e., side lights on one side of a door are not allowed.

Columns should be properly proportioned to the size of the porch and their height. Larger is better than smaller. The rule of thumb is the column diameter or width should be, in inches, the height of the column in feet, plus one (8' column height = 9" minimum diameter or width; 9' column height = 10" minimum diameter or width.) The relationship between columns and fenestration should be considered carefully so that columns fall evenly between windows. Porch floors, whether front or back, should be made several inches larger so column bases sit fully on the porch, preferably with 2-3" of margin. Front porch floors cannot be bare concrete or carpeted, but must be brick, slate, brick pavers, unglazed tile, or similar decorative materials. Covered entries are required, porches encouraged, as are bay windows, trellises, cornice returns, copper roofs, and other details to enhance the curb appeal.

Roof pitches should be 8/12 or more, except where the specific design of the home dictates a lower pitch. Lower pitches can be used on rearward projections, porches, etc. If a lower pitch is used on the main part of a home, perhaps to lower its overall height to a proper proportion, then an increase in pitch should be employed on any front facing projections such as a garage or bedroom wing. Gables should be used rather than hips facing the front, but good design can use a combination. Gables should be accented with windows or decorative vents. Fascia shall be wood or composite (not aluminum) 7 1/2" wide. Aluminum soffit is acceptable. Overhangs should generally be 12"-16", but should be less on smaller dormers or over bay windows. The designers and/or builder should take care in considering drainage, and take steps with grading and/or guttering to insure roof run-off does not adversely affect neighbors. Full guttering is encouraged, however, where guttering is not to be employed, a 1X3 "stand-off" strip should be applied over the fascia under the eaves-drip. Shingles shall be dimensional only. Metal roofing (painted only) is allowed as a decorative detail for a bay window, front porch, back porch, etc.

Homes should, generally sit up two or three steps from grade. This may not always be possible where the slope of the lot is not supportive of this concept. Stem-wall foundations are preferable to monolithic slabs, but would only be required on sloping lots.

Landscaping: Touched on earlier, landscaping should be substantial, complete, and installed in a manner to seem established at the time of planting. Each lot without trees should have three trees planted. If the scale of the yards does not merit three shade trees, then ornamentals may be substituted. Shade trees, when required, should be of varying varieties, i.e. live oak, Shumard oak, bluff oak, red maple, winged elm, and of substantial size (eight to twelve feet). The entire lot shall be landscaped and irrigated. While ground covers can be used, some grass should be installed on the front each lot. At each transformer, a bed of Evergreen Giant liriope is required as shown on the attached. Builder will be required to provide the appropriate street trees as required, space no more than 40' apart. Pine bark or pine straw are the only allowed mulch materials (no cypress, no color chips or gravel, no chipper waste.)

A final design principle is that no two homes in Greystone will be exactly alike. Something as simple as a change in color is not enough. Completely different design elements should be employed so that the homes do not resemble each other.

These guidelines have been set forth to try to embody the principles which create a neighborhood in which homes hold their value over time. Each element discussed can and should be altered as needed to suit the particular circumstances, as long as the overall concept is followed. The difficulty with written rules is that they sometimes prevent common sense from prevailing.

TO: All Greystone Owners
FROM: Greystone Owners Association Inc.
DATE: 7/12/06
RE: Hiring landscaping maintenance companies

Below is a copy of the section of the covenants dealing with landscape maintenance, which spells out the basic requirements that must be followed by all owners:

SEC 4-11

If you decide to do your own lawn maintenance, please make sure you follow the requirements of the covenants, which require weekly maintenance in the growing season. If you are on vacation for more than one week, you will have to arrange for the work to continue in your absence.

If you choose to hire a landscape maintenance company, the covenant provisions should be included in a contract between an Owner and the company hired to maintain the landscaping on the Owner's lot.

Before choosing a company, we recommend the following:

1. For your own protection, you need to request a Certificate of Insurance, made out in your name (not a Xerox of a generic certificate) sent to you directly from the company's insurance agent. Check to make sure they have general liability insurance. The association requires that any company you contract with for landscaping maintenance be properly insured, which means that you cannot hire an individual or a neighbor's kid.
2. Have your contract specifically refer to the attached landscaping section of the covenants, and state that the service to be provided will, at a minimum, comply with the provisions of the covenants. You may wish to include service weekly throughout the year, or add additional services such as annuals.
3. Please keep in mind that Architectural Review Board approval is required for changes to the landscaping that was provided when the home was built. This does NOT mean that you have to get permission to change the type of annuals in a bed, or to replace an azalea with a camellia. It DOES mean you need permission from the ARB to add a tree or to increase or decrease the size of grassed or mulched areas. On small lots like those in Greystone, such changes can affect drainage and, for example, adding a tree on your lot may shade your neighbor's flower garden. The ARB will take these sorts of things into account.

The purpose behind and the goal of these requirements and recommendations is to insure that every home site in Greystone is maintained in a consistent manner, which will enhance the appearance of the neighborhood overall.

TO: All Greystone Owners
FROM: " Greystone Owners Association, Inc.
DATE: 3/1/14
RE: Trash cans and recycling bins.

This is just a reminder that trash cans and recycling bins must be keep out of view of the street except on pick-up day, at the curb.

Section 4.6 of the Covenants reads: "No garbage, trash, refuse or rubbish may be deposited, dumped or kept on any lot except in closed sanitary containers. Trash containers must be kept inside the garage or otherwise hidden from public view except on the day designated for pickup but only if promptly returned to the proper storage area after pick-up."

The neighbors will appreciate your cooperation.