

**STANWICK PLACE SUBDIVISION  
GENERAL BUILDING GUIDELINES MANUAL**

Effective SEP 17 1993

The Stanwick Place Subdivision Restrictions ("Restrictions") have created an Architectural Control Committee ("ACC") whose function is to review (and approve or disapprove) plans for any proposed new construction or alteration of existing buildings within Stanwick Place Subdivision. The Restrictions have granted the ACC broad discretionary powers regarding aesthetic impact or design, construction and development including architectural style, colors, textures, materials, landscaping, overall impact on surrounding property and other aesthetic matters.

This manual has been prepared by the ACC as a tool for Builders and Homeowners in their selection of concepts for construction within the development. This manual is not intended to nor does it include all building, use and other deed restrictions associated with Stanwick Place Subdivision and, accordingly, each Builder and Homeowner should familiarize themselves with the provisions of the Restrictions. The inclusion of any recommendation in this manual shall not preclude the ACC's authority to disapprove any proposed matter for any reason.

**FINAL APPROVAL**

No construction of or alteration of a building or other site improvement and/or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design, nature, kind, shape, size, material, and location of same shall have been submitted to the ACC and the Builder or Homeowner shall have received Final Approval by the ACC. Builders and Homeowners requesting Final Approval of an improvement shall submit sufficient exhibits to demonstrate a compliance with standards and requirements of the ACC. Construction must commence within four (4) months from date of Final Approval, or Final Approval is void.

Builders and Owners are forewarned that the Restrictions have granted the ACC, and the Board of Directors of Stanwick Place Homeowners Association, broad discretionary powers regarding the remedy or removal of any non-complying improvements constructed within Stanwick Place Subdivision. Plan revisions may be requested by the Builder or Owner after the Final Approval of the plans, but the written approval of the ACC must be obtained before any changes are made. In this regard, if the ACC finds that any improvement was not performed or constructed in substantial compliance with the submittals receiving Final Approval, or without written approval of a Plan Revision, the Board of Directors of the Stanwick Place Homeowners Association, or the ACC, may take such actions as set forth in the Restrictions.

## AMENDMENT

This General Building Guidelines Manual is subject to amendment at any time. The items set forth herein are only guidelines for the ACC to use in reviewing the plans and the ACC may vary from these guidelines in its discretion. Those using this Manual should check with the ACC to see if this is the latest revision.

### Plot Plan

- a. A plot plan showing the lot dimensions and the orientation shall be submitted to scale of no less than 1" to 20'.
- b. The plot plan shall show the location of all improvements proposed for the lot.

### Building Plans, Colors and Materials

One set of plans (which shall be retained by the ACC) is required for submission. The plan submitted for approval shall include the following:

- a. Acceptable, to-scale floor plans and front elevations of no less than 1/4 inch = 1 foot.
- b. To-scale rear and side elevations of no less than 1/8 inch = 1 foot.
- c. All elevations shall show type of exterior materials, vertical heights and notations regarding trim, window type and detailing.
- d. A description of all interior ceiling heights and interior finishes.
- e. A description (and if required the ACC, samples) of all exterior finish materials shall be submitted with your Plans.

Incomplete Submissions will not be considered.

## ARCHITECTURAL STANDARDS

### Roofs:

- a. All roofs must have a minimum pitch of 7 on 12.
- b. Acceptable roof material shall be of any of the following:
  - fiberglass shingles (no light colors)

- tile or slate roofing (no light colors)
- c. Fireplace flues must be enclosed with brick, stucco or synthetic stucco (dryvit).
- d. Chimneys must have an acceptable chimney cap. Acceptable materials include brick, copper or anodized aluminum. No galvanized material will be allowed.
- e. No roof vents or jacks will be allowed on the front pitch of the roof.
- f. The use of skylights is discouraged when they are visible from the street.

Ceiling Height:

- a. Unless otherwise approved, all first floor living areas shall have a 9'0" minimum finished interior ceiling height. Eight foot (8') ceiling height will be considered for some rooms.

Wall Materials:

Acceptable wall materials include any of the following:

- a. Stucco (cement plaster) or synthetic stucco
- b. Standard face brick veneer
- c. Horizontal wood, hardboard lap siding or particle wood. Acceptable wood materials include redwood, cypress, cedar and Interseal. Wood siding must be lap board type (not in sheets).
- d. Specifications and/or a sample of any other material shall be submitted to the ACC for requested approval (which may or may not be given).
- e. The side of the house on the zero lot line must be brick. No other material will be allowed.
- f. For any elevation facing any street, use of brick and stucco is recommended. Use of wood on these elevations is discouraged and must be approved by the ACC.
- g. Any brick other than real old brick must be approved by the ACC. St. Louis manufactured brick by Acme Brick Company is acceptable.

The following materials shall not be allowed:

- a. Imitation brick or stone
- b. Aluminum and/or vinyl siding
- c. Asbestos
- d. Maisonite type material
- e. Sheet type siding

Windows:

Windows may be any of the following types:

- a. Wood double hung
- b. Wood casement
- c. Wood fixed sash
- d. Aluminum - All windows facing any street must be cased in wood. All aluminum windows used anywhere on house must be white or anodized aluminum; so sliver (galvanized) color aluminum windows will be allowed.

Fences:

- a. All fences and/or walls where permitted which are visible from any street should be compatible with the material and design of the main residence.
- b. No fence or wall shall be constructed nearer to the street than the appropriate building setback lines. No fence or wall shall be constructed nearer to the street on which the house faces than the front of the house, regardless of setback lines provided herein. No fence or wall shall exceed six (6) feet in height except on Zero Lot Line side when required by Building Permit Department of the Department of Public Works. Chain link fences and concrete block fences (not covered by stucco) are prohibited. If wood fences are erected using metal posts, such metal posts shall not be visible from any neighboring property or from any street. Wooden fences shall be made of cedar, cypress, redwood or other natural material of similar appearance if approved by the Committee prior to commencement of construction. An exception to this paragraph shall be any chain link where required by law along any drainage servitude, which shall be allowed.

- c. A fence, 6 feet in height, from the back of the zero lot line side of the house to the fence on the rear property line shall be required.

Landscaping:

- a. The portion of the lot from the front of the house to the street (both fronting streets for a corner lot) shall be required to sodded. Some bed preparation and minimal landscaping in the front of the house will be required.

**CONDUCT**

All Builders and Lot Owners shall be held responsible for the acts of their employees, sub-contractors, suppliers and other persons or parties involved in the construction on or alteration of a lot. In this regard, a Builder or Lot Owner shall be responsible for the following:

- a. Ensuring that the construction site is kept clean and free of debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion. All mud and other debris which is deposited on any road and sidewalk as a result of construction or other work on any Lot shall be removed by the Owner of such Lot.
- b. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site or affect the quality of workmanship.
- c. Assuring that the jobsites are properly insured.
- d. Assuring that the Owner's/Builder's workers do not commit any violation of the rules and regulations of the Stanwick Place Homeowners Association or of the Restrictions.

**PORTABLE TOILETS**

It is recommended that the Builder or Lot Owner provide access to a portable toilet for use by their construction workers.

## Stanwick Place Subdivision General Building Guidelines Manual Amendment #1



Section 1. Each Adjacent Property Owner shall have the right and responsibility to landscape and otherwise maintain the 5' Servitude Area appurtenant to his Lot in a neat, clean, safe, sanitary and attractive condition at all times, and shall bear all costs thereof.

Said Owner shall not, however, plant any tree, shrub or other landscaping upon the Servitude Area which would: a) impair or otherwise threaten the structural integrity of any adjacent Residence or (b) interfere with the Zero Lot Line Wall Owner's right of access or ability to maintain, repair or otherwise access the exterior wall of the zero Lot line property. A six-inch (6") space adjacent to and for the length of the Wall is to remain with grass cover (only), to facilitate necessary termite control measures.

Neither Owner shall construct, install or erect any Improvement upon any Servitude Area, except as expressly permitted by the Architectural Control Committee. The Adjacent Lot Owner shall not drive any nail, screw or other object into the zero Lot Line Wall or otherwise damage the appearance or structural integrity thereof .

Section 2. The Owner of the Zero Lot Line Wall shall paint, maintain, and repair the Zero Lot Line Wall, including that portion which faces the Adjacent Owner's Lot, in a neat,

clean, safe, sanitary and attractive condition at all times, and shall bear all costs thereof.

Notwithstanding the foregoing, In the event painting, maintenance or repair is required due to the fault of the Adjacent Owner, Said Owner shall promptly cause said work to be performed and shall bear all costs thereof.

Section 3. The Owner of the Zero Lot Line Wall shall have an servitude for ingress, egress and access on, over and across the servitude Area and the Adjacent Owner's lot as may be reasonably necessary to allow the Owner of the Zero Lot Line Wall to paint, maintain and repair the Zero Lot Line Wall and his Residence.

Except in the case of a bona fide emergency, the Owner of the Zero Lot Line Wall shall give the Adjacent Owner at least 5 days prior written notice of his intention to enter upon the Adjacent Owner's Lot and the Servitude Area and shall perform all necessary work during reasonable daylight hours. Under all circumstances, the Owner of the Zero Lot Line Wall shall use his best efforts to minimize the duration of the work and the inconvenience to the Adjacent Owner.

This interpretive guideline Approved and Adopted By: Stanwick Place Architectural Control Committee November 20, 2017.