

## THE COMMUNITY OF OLD HAWTHORNE

### DESIGN GUIDELINES SUMMARY

#### [Single-Family Homes]

In order to ensure that homes are aesthetically pleasing and complement each other and the setting, all homes in The Community of Old Hawthorne are subject to Design Guidelines (the "Guidelines") that govern all phases of home construction, from initial design through completion of construction as well as any remodeling. In addition to compliance with the Guidelines, homes built in The Community of Old Hawthorne must meet the requirements set forth in the Declaration of Covenants, Conditions and Restrictions for The Community of Old Hawthorne (the "Declaration") and all applicable building codes.

**The following is a summary of the Guidelines. This document is provided for informational purposes only and may not be relied on as a basis for a decision to acquire a residential lot in The Community of Old Hawthorne. Persons are advised to obtain and carefully review a complete copy of the Guidelines as well as the Declaration prior to the purchase of residential property.**

ARB. The Guidelines are monitored and enforced by the Architectural Review Board ("ARB"), which may include architects, landscape architects, designers, civil engineers and similar professionals.

Setbacks. Specific setbacks regarding the allowable site(s) for the home and any approved secondary structures have been established for each lot.

Home Size. All single-family homes constructed at Old Hawthorne must meet the following minimum requirements for square feet of heated living space:

*Single-level homes on walk-out home site:* minimum of 1800 square feet on main floor.

*Single-level homes on slab home site with three-car garage:* minimum of 1900 square feet on main floor.

*Single-level homes on slab home site with two-car garage:* minimum of 2000 square feet on main floor.

*Homes of one and one-half stories (slab or walk-out home site):* minimum of 1750 square feet on main floor and minimum of 2200 square feet on first and second levels combined.

*Two-story homes (slab or walk-out home site):* minimum of 1300 square feet on main floor and minimum of 1300 square feet on second floor.

Building Projections. The projections of any patios, porches, decks and verandas must be constructed of compatible materials to the main structure. Any walk-out or second story decks must have a base constructed of the same materials used for the exterior of the home (*i.e.*, brick or stone). All exposed wood finishes, detailing and trim must be painted or stained.

Secondary Structures. All secondary structures, including but not limited to detached garages, guesthouses, pool houses, etc. must be approved in advance by the ARB. The ARB reserves the right to refuse to allow construction of any secondary structures on a lot.

Foundations. The foundation must be poured concrete slab, concrete pier and beam or a combination of the two. Minimum floor elevations apply for all homes; maximum floor elevations may also apply.

Exterior Wall Materials. All exterior finish materials must be approved in advance by the ARB. One material should predominate, with the exterior wall surface of the front and both sides of the building covered with stone, brick, Dry-vit or a similar material approved by the ARB. Vinyl and steel siding are not permitted. The colors of all exterior finish materials must be approved in advance by the ARB.

Roofs. Roof shingles must be at least a thirty (30) year architectural shingle, concrete shingle or other shingle material approved by the ARB. Shingle color must be approved in advance by the ARB; unusual colors will not be permitted.

Attachments, Satellite Dishes and Antennas. No permanent attachment of any kind may be made to the roof or exterior walls of any building or placed or maintained on any lot, unless approved in advance in

writing by the ARB. One satellite or microwave dish, maximum diameter 18", may be installed within the rear yard of a lot. The location and screening of the satellite or microwave dish must be approved in writing by the ARB prior to installation.

Mailboxes and House Numbers. All mailboxes shall be of a standard color, size and design as approved by the ARB; see samples on display at the information center. The ARB may require that house numbers be of a specific material, design and style.

Roads, Driveways and Parking Areas. Driveways and parking areas must be constructed of concrete or decorative concrete. Bricks, pavers and stone may be used for parking areas or as accents to the main construction material.

Garages. Every house shall have an enclosed garage for not less than two (2) vehicles.

Pools and Spas. Above-ground pools are prohibited. Pools, pool decking and pool equipment are not allowed within the setback lines. Pools and pool decking must be placed so as to avoid distracting noise and views from the golf course and adjacent lots. Pool equipment must be shielded with landscape. Pool fencing must comply with all applicable governmental regulations and the requirements of the Declaration and the Guidelines.

Play Equipment. Swing sets and similar outdoor play structures, equipment and sports equipment must be located in the rear yard where they will have minimum impact on adjacent lots and where they will be screened with landscaping from general public view, including the view from the golf course. All structures require ARB approval and landscape screening. All trampoline locations must be approved in advance by the ARB. Basketball goals are permitted and may be placed on the driveway in a front, side or rear yard, provided they are freestanding, clear-backed and well maintained. Animal houses or cages must be placed in the rear yard, screened with landscaping from general public view and be approved by the ARB prior to installation.

Landscaping. Cold season grass sod is required in the front and side yards of all lots, and in the back yards of lots adjacent to the golf course. For lots not adjacent to the golf course, hydroseeding, Curlex seeding or the equivalent is permitted in the back yard in lieu of sodding. The ARB reserves the right to veto any plantings they feel are incompatible with the Old Hawthorne landscape. All lots are subject to minimum landscaping requirements. All landscaping must be installed within thirty (30) days of issuance of the occupancy permit, unless an extension is granted by the ARB due to the weather conditions. An in-ground irrigation system is required in the mowing areas of the front and side yards of all lots, and in the mowing areas of all back yards of lots adjacent to the golf course.

Specific Assessment. Vacant lots that have been sold but on which the residence has not been completed are subject to the payment of a Specific Assessment, presently \$50 per month, to cover the costs incurred in the maintenance of such lots. This Specific Assessment is paid annually in advance.

Fencing. The only type of fencing permitted for neighbor fences, back fences and pool fences is black metal fencing conforming to the specifications set out in the Design Guidelines. Fence tops must have a smooth surface finish; ornamental or decorative tops are not permitted. Neighbor fences and back fences will be five feet (5') or six feet (6') in height and pool fences will be six feet (6') in height. The location and design of all fences must be approved in writing by the ARB prior to installation. Privacy fences are not permitted. Fencing shall not be permitted within any landscaping or drainage easement. Exterior fenced dog pens or runs are prohibited. Underground invisible fencing is permitted in front, side and back yards. Community fences will be a three rail white fence.

Sidewalks. A sidewalk must be constructed on the lot no later than the first to occur of (i) the date the certificate of occupancy for the dwelling is issued, or (ii) the passage of three (3) years from the date the lot was initially sold.

Lawn Ornaments/Bric-a-Brac. All lawn ornaments and bric-a-brac constitute landscape improvements and therefore are subject to review and approval by the ARB. Generally no such landscape elements will be permitted in the front or side yard of any lot without the prior written approval of the ARB.

Exterior Lighting. High-luminance security lights and bright area lights will not be allowed.

Remodeling and Additions. An owner desiring to remodel existing improvements and/or to construct additions to existing improvements is required to follow the Guidelines to the same extent as if such remodeling or additions were new construction. Written approval from the ARB is required for remodeling and additions just as it is for new construction.

Advertisements and Political Signs. Advertisements and political signs are prohibited.

Telecommunications Wiring. "Home run" architecture should be used for all inside wiring.

Design Review Process. The Design Review Process must be followed for any new construction or for any remodel, addition or other improvement to an existing structure.

Steps to the Design Review Process:

- (a) *Pre-Purchase Review* – Before an individual purchases a lot, the individual should carefully review the setbacks and any restrictions pertaining to the lot.
- (b) *Document Review* – The Owner should become familiar with the Declaration and Design Guidelines prior to commencing the project and submitting the Design Review Application.
- (c) *Design Review* – Prior to commencement of any construction activities, the Owner must submit the Design Review Application, along with the required fee (presently \$250) and all required plans, and must receive approval from the ARB. Any changes in the final approved design or additions to the project in any form must be submitted to the ARB in writing for review and approval prior to making such changes. This step is designed to ensure that the design of the home is in full compliance with the Declaration and Guidelines.
- (d) *Work in Progress Inspections* – During construction, the ARB has the right to check such construction to ensure compliance with the approved final design.
- (e) *Final Inspection* – The final inspection will be conducted within seven (7) days after completion of construction, and results in a Certificate of Compliance (or Non-Compliance) being issued by the ARB.

Building Permits. The Owner is responsible for obtaining all applicable building permits.

Construction Guidelines. The Guidelines contain construction guidelines designed to minimize disruption to the atmosphere at Old Hawthorne during construction, to have each project completed in a timely manner, and to make the experience as problem-free as possible for all parties involved. Before any aspect of construction begins, the Owner and/or his or her Builder must have the following: (a) the approved final design, and (b) all applicable permits.

Construction Deposit. The payment of a construction deposit (presently \$1,000) is required prior to the commencement of construction.

Governmental Standards. Compliance with all governmental rules, regulations and standards is the obligation of each Builder and Owner. It should not be assumed, however, that compliance with the rules, regulations and standards of Boone County, Missouri, Columbia, Missouri, and other governmental authorities will satisfy all requirements of the ARB.

Construction Activity Times. Construction is limited to 7 a.m. to 7 p.m. on Monday through Saturday. Interior construction activity is allowed on Sunday from 7 a.m. to 7 p.m. as long as it produces no noise audible from the golf course or other lots.

Construction Completion. The initial construction of all structures under 3,000 square feet must be completed within 12 months after the commencement of construction, and the initial construction of all structures over 3,000 square feet must be completed within 18 months after the commencement of construction. Construction on all projects must be substantially continuous in nature with no periods of prolonged inactivity.