

## **INTRODUCTION**

The overall success of a community is achieved in part by how well structures and groups of structures relate to each other. While structures may have distinct features, they must be considerate of adjacent structures with respect to height, form, exterior finish and colors. This is managed by administering a thoughtful level of architectural design guidelines on all structures throughout the community.

The objectives of the Newland Communities Architectural Design and Construction Guidelines are to:

- Provide a pleasant and consistent environment throughout Newland communities.
- Provide interest and variety to exterior elevations, materials and colors while avoiding repetition or extreme contrasts on all housing.
- Achieve a sense of openness while properly using available lot widths.
- Provide appropriate orientation of residences to promote safety, security, and a sense of community.

The following are general guidelines for Eagle Ridge. Special design requirements for individual areas are contained in the matrix following the general guidelines.

The guidelines will be applied on a first come first serve basis. The Architectural Consultant is permitted flexibility to approve or disapprove structure plans, which by their nature and design may or may not comply with the guidelines. Newland reserves the right, at its sole discretion, to waive any part of the design guidelines when Newland deems such an action is in the best interest of Eagle Ridge or Newland.

Structures that require review by the Architectural Review Committee include but are not limited to the following:

1. Home new construction, remodels, additions, pergolas, gazebos, decks and deck coverings
2. and exterior repainting or resurfacing
3. Sheds, greenhouses, storage units, dog houses, animal shelters to include dog houses, swimming pools (in-ground or above ground)and equipment enclosures, exercise pools, soaking pools, hot tubs, fountains and water features
4. Free standing flag poles or any other free standing feature that will remain on the property for a period of 30 days or greater and of permanent or temporary construction
5. Athletic facilities to include sport courts, basketball courts or equipment, trampolines, batting cages, play equipment/structures, forts at grade or tree forts, etc
6. All fences and retaining walls greater that two feet in height of any construction material

Definition: “structure” shall mean a built or constructed facility that is either habitable or uninhabitable, and has at least two walls or supporting columns that are visible to the public or neighbor’s property.