

**Architectural Guidelines for Housing
Hunter's Crest
December 20, 2001**

Statements of Purpose and Use:

It is the goal of Sienna Corporation to create a neighborhood with homes and streetscapes visually appealing and reflecting a high sense of quality. The Architectural Review Committee (ARC) will use these Architectural Guidelines (Guidelines) in conjunction with terms and conditions of the Hunter's Crest Declaration of Protective Covenants as the primary criteria for review of the plans for proposed houses and improvements in the community.

Single Family Detached Homes

1. **HOUSE FACADES.** House facades facing the street shall have an overall effect that is more predominant than that of the garage front façade. Although no architectural style is required, it is the intent of these Guidelines to mandate that each home façade contain appropriate detailing consistent with its style to provide significant interest in the façade when viewed from the street. It is imperative that houses located on homesites backing onto open public spaces or other highly visible rear orientations shall have rear and side facades incorporating the style, materials, and detail used on the front façade to maximize architectural interest and treat the home as a geometric object rather than a series of unrelated facades.
2. **ROOF PITCHES.** Except where architectural theme dictates otherwise, the minimum roof pitch of the structures primary roof shall be 8/12.
3. **DECKS.** . Special attention should be given to the architectural style of the decks themselves. Deck posts shall be at a minimum of 6" x 6" in size. More importantly the deck posts, railing, skirting and newels must be stained. It is recommended that the stain color match the body or the trim color of the home. The color of the deck posts and railing components if not the same as the home or trim should complement those colors used for the home itself. The deck design will provide a pleasing contribution to the rear elevation of the home rather than an appendage of different materials and style from that expressed by the materials and detailing of the home itself.

4. **DETAIL ITEMS.** Front Porch supports shall be at least 6” by 6” in cross section. Front windows on the visible facades should be trimmed out with materials of substance to avoid a weak “punched out” look and to add interest to the home exterior. Light fixtures shall be of a design consistent with the house style and of size consistent with the mass of the house.

5. **EXTERIOR MATERIALS**

a. **SIDING.** Superior grades of maintenance-free vinyl, aluminum and steel siding is permitted on all facades of the house. Maintenance-free soffits and fascias are also permitted.

b. **BRICK AND STONE.** Except on homes where a distinct architectural style would lend the use of brick or stone out of character, all homes shall have brick or stone on some portion of their street façade. The placement of brick and stone should act as an architectural element and not to simply provide a “pasted-on décor” appearance. Brick must “wrap” house corners by at least 16 inches.

c. **ROOFING.** Upgraded asphalt architectural composition shingles, Horizon or greater, fiberglass and cedar shake roofs are permitted. However, lighter color shades of asphalt and fiberglass shingles such as silver and off-white are prohibited. The use of identical colored shingles on adjacent structures is discouraged, but permitted if the colors and styles of the body of the houses are distinctly different.

Note: the ARC prior to installation must approve all colors and materials of siding and roofing.

6. **GARAGE DOORS/GARAGES.** Garage doors shall conform to the architectural style of the home. The use of flush panel doors is prohibited unless part of an architectural theme. All garages shall have a minimum of two stalls. In addition, the following standards shall apply to all garages:

A. Street-Facing Garage Doors

1. Garages shall not protrude forward from the front façade of the living area portion of the dwelling by more than 12’ or 50% of the dwelling units located within the entire subdivision.
2. Garages shall not protrude forward from the front faced of the living area portion of the dwelling by more than 16 feet on 30% of the dwelling units located within the entire the entire subdivision.

3. 20% of the dwelling units located within the subdivision shall not be subject to any standard, however, in no event will the garage protrusion exceed 28 feet.

B. Garage doors may be located on another side of the dwelling (“side- or rear-loaded”) provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.

A garage shall not comprise more than 55% of the ground floor street-facing linear building frontage on any dwelling unit in the subdivision.

7. **LANDSCAPE.** A landscape plan is not required as a part of the house plan Submittal to ARC. However, each homeowner is responsible for the planting of a minimum of four (4) trees on each lot. *Two (2) shade trees, a minimum of 2 -1/2” in size, shall be placed along the front lot line as boulevard trees.* The remainder of the trees can be placed on the lot at the discretion of the homeowner. The remaining trees shall be a minimum of 2” in size for shade trees, 1” for ornamental trees and 6’ in height for conifer trees. Sod shall be installed throughout the entire yard and front boulevard of the homesite upon completion of construction.

In wooded/shady areas the ARC will consider the use of alternative ground covers to sod.

8. **FENCES.** Fences are permitted in certain locations with the prior approval of the ARC. Black ornamental wrought iron “type” or black, brown or green vinyl coated chain link fencing is recommended. Cedar or redwood fencing will be considered but are discouraged. Wrought iron and wood fencing shall not exceed 6’ feet in height: excluding dog kennels, chain link fencing shall be prohibited. All fence installation must meet any requirements of the City of Minnetrista and the Hunter’s Crest Declaration of Covenants. Dog runs may be permitted with written ARC approval may be constructed using vinyl coated (black or green) chain link fence not taller than 6’. The dog kennel may be no larger than 6’ X 15’ and be located immediately adjacent to the homeowners building. It is recommended that dog kennel fencing be constructed of similar material as the home itself and be constructed in such a manner as to give the appearance that it is an extension of the home itself. In the event vinyl coated chain link dog run fencing is used, homeowners shall be required to install perimeter landscaping to screen the kennel. Plant materials must be placed 3’ on center along the perimeter of the kennel and must at maturity, grow to a minimum height of 4’. Dog runs must be placed in locations, which minimize impact on neighboring structures.

9. **PLAY STRUCTURES/ACCESSORY BUILDINGS.** Backyard play structures are allowed in certain locations with the prior approval of the ARC. Free standing accessory or detached storage buildings are prohibited.

10. **MAILBOXES.** Mailboxes shall be provided by the Builder and shall conform to

the standard design for the Hunter's Crest community.

11. **MINIMUM SQUARE FOOTAGE REQUIREMENTS**

<u>Home type</u>	<u>"A" type lots</u>	<u>"B" type lots</u>
Single Story (Rambler)	1700 S.F.	1450 S.F.
Two Story	2300 S.F.	2000 S.F.
Multi-Story/Mod. 2 Story	1400 S.F. (foot print)	1250 S.F. (foot print)

Floor area shall exclude basements and unheated porches.