

# **THE PRESERVE DESIGN GUIDELINES**

These Design Guidelines have been prepared to help home buyers, home builders, architects and residents in developing appropriate architectural and site plans for Design Review Committee submittal.

## **DIVERSITY OF ARCHITECTURAL STYLES**

It is the intent of these guidelines to ensure that each home has individual design quality and integrity while remaining compatible with the neighborhood as a whole. Domes, hyperbolic paraboloids, mansard roofs, and flat roofs will not be permitted unless specifically approved by the Design Review Committee.

## **BUILDING MASSING**

It is the intent of these guidelines to encourage design solutions which reduce the visual mass and develop proportions and details appropriate in scale to the site. Multiple roof lines and the softening of elevations through multiple face planes will be encouraged.

## **BUILDING SIZE**

Minimum size ranch	2,300 square feet
Minimum size 2-story	2,600 square feet

The Developer reserves the right, within its sole discretion to lower the required minimum square footage for specific residences. The Developer also reserves the right to increase or decrease the minimum square footage in future phases of the project.

## **ROOF PITCHES**

Must be between 5/12 and 12/12 unless otherwise approved by the Design Review Committee.

## **EXTERIOR ELEVATIONS**

Plans should be designed to look attractive from all four sides. Decorative elements (masonry veneer, shutters, dormer windows, bay windows, recessed windows, etc.) should not be limited to the front facade only.

Windows and doors should align vertically and horizontally, or be designed in an organized manner, rather than located randomly. Generous window openings are encouraged.

A minimum of 66% of the front facade of any two story home will be composed of non-garage area. A minimum of 50% of the front facade on any single story (ranch) home will be composed of non-garage area. These percentages exclude the roofs and fascia,

but include window and door openings.

Approximately 20% of the front elevation wall face (including the garage side wall), on all non-ranch style homes, will be window, door, and sidelight openings. A minimum of 20% of the rear elevation wall face, will be door and window openings. All rear elevations will have a minimum of two window sizes, styles or shapes. Decorative and fixed pane windows are encouraged.

### **TRIM**

Trim will be included around the perimeter of all doors and windows on all four sides, unless replaced by masonry.

### **FIREPLACES**

Fireplaces and the full height of their chimneys, if any, must be fully enclosed by material compatible with the design of the home.

### **EXTERIOR MATERIALS**

- ❑ Wood Siding-shall be restricted to natural wood boards or shingles; stained or painted, or Hardboard siding pre-finished or painted
- ❑ Masonry/Stucco-shall be restricted to stone, cultured stone, brick, or detailed stucco unless otherwise approved by the Design Review Committee
- ❑ A facade that uses masonry on only a single elevation will not be allowed.

All homes will include brick, stone, or stucco at the front elevations and a portion of each side (wrapped around the corners). The following minimum percentages of masonry will apply:

- ◆ Front elevation - 50% (excluding roofs, fascias, garage doors, windows, and doors)
- ◆ Rear elevation - 30% (excluding roofs, fascias, windows, and doors)
- ◆ Side elevation - 20% (excluding roofs, fascias, windows, and doors)
- ◆ Variance to masonry percentages will be based on visual impact to neighbors on sites where the rear elevation is secluded.

The Design Review Committee encourages the use of masonry on the home as a unifying element on all four elevations of every house. Minimum percentages may not be appropriate.

Tile, concrete tile or heavy textured asphalt shingles (minimum 30 year/330 lb.) are acceptable. Metal roofs, or other materials will be considered by the Design Review Committee. Standard asphalt shingles are not acceptable. Dimensional shingles are encouraged.

Simulated materials - require special approval from the Design Review Committee.

Window Frames - will be painted wood, natural wood, anodized painted aluminum or vinyl cladding.

When using masonry, no foundation concrete will remain exposed. Where siding is used, no more than 6" of foundation will be exposed concrete. An exposed stepped foundation wall is prohibited.

## **COLORS**

The color of exterior materials will be generally subdued neutral colors. Earth tones, generally muted, are recommended. Accent colors on doors, window frames, fascias, soffits and trims, may be used judiciously to highlight the home's features.

All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings and exterior stairways will match the color of the surface from which they project unless otherwise approved.

**ALL EXTERIOR COLORS MUST BE APPROVED BY THE DESIGN REVIEW COMMITTEE.**

## **DECKS, GAZEBOS, PORCHES, PATIOS, WALLS AND HOUSE NUMBERS**

Committee approval is required. Decks and gazebos must be constructed of wood or other material compatible with the residence.

Any deck or stair accessing deck, will be supported by posts built up to a minimum dimension of 8" x 8" and will be covered by a material consistent with the exterior material used in the construction of the deck or siding of the home. 12" x 12" posts are encouraged.

Larger columns may be necessary depending on material or architectural style. Masonry columns will be encouraged.

The deck, rail, fascia and support (if wood) will be painted or stained using the same color as the body or trim color of the home, or it may be stained in a natural wood tone.

No deck will occur above the main level of the home unless cantilevered or integrated into the home design by being supported by at least two walls of the home. Small balconies do not require support by two walls of the home.

Patios constructed out of brick, stone, colored concrete or other materials may be permitted anywhere on a lot as long as all landscape requirements are met.

Walks, front porches and stoops may be constructed of brick, wood, modular pavers, stone, colored or exposed aggregate concrete.

Patios, decks, and gazebos will not be used for storage other than patio furniture and barbecues.

Plans must show the exterior elevations, designate materials and colors, and include dimensions.

Patios, decks, and gazebos will not be used for hanging garments or other articles or for cleaning rugs, household articles or other items.

### **SETBACKS/ HEIGHT RESTRICTIONS**

- Front – 50 feet, (except where the Final Site Plan allows variance to 35 feet)
- Side – 20 feet
- Rear – 50 feet

All building sites will adhere to the Township standard of no elevation exceeding 35 feet.

### **SITING**

Each building site has its own specific qualities and characteristics. It is important that each lot be carefully reviewed to observe its special assets, and decide how each of these can best be used to increase the aesthetic value of the lot and the community.

Exterior grading will be adequate for drainage away from the house and adjacent houses.

Houses will be sited to complement existing or planned houses on adjacent sites. It is especially important that any altered drainage patterns not cause soil erosion on adjacent properties.

No grading will extend beyond lot lines.

No grading will exceed a 3:1 slope without approval of DRC.

### **GARAGES, DRIVEWAYS, AND PAVED AREAS**

Each single-family dwelling shall have a minimum of a two car attached side entry garage. On home sites where steep slopes are present the Design Review Committee shall have the sole discretion to allow front or rear entry garage.

Hard-surfaced, asphalt, concrete, paving bricks, or colored concrete walkways, and private driveways, are required. Materials used to create special paving patterns are subject to Design Review Committee approval. All driveways must be constructed with a maximum slope of 8%.

### **WALLS-RETAINING**

A single retaining wall will not be more than seventy-two (72) inches in height (measured at the exposed side). Retaining walls will be constructed of: brick, treated wood, natural stone, cultured stone, or similar materials, subject to the approval by the Committee. Exposed concrete or railroad tie retaining walls are specifically forbidden. Multiple walls may be used, provided a landscape bed in the step between each wall is provided.

Walls constructed out of brick, stone and stucco, or concrete faced and capped with brick, stone or stucco, will be allowed for retaining or changes in grade and courtyard walls.

## **LANDSCAPING**

**Landscaping is an important and sometimes overlooked feature in keeping the overall appearance and value of your home. Homeowners should consider landscaping a primary design feature when planning the construction of a new home.**

All portions of a home site not covered by house, driveway, patios, sidewalks, etc. will be landscaped within the following applicable time periods. If conveyance to the first homeowner (other than Developer or Principal Builder) occurs between March 1 and September 30, inclusive, then within ninety (90) days after such conveyance; or if conveyance to the first homeowner (other than Developer or Custom Home Builder) occurs between October 1 and the last day of February, inclusive, then by the next May 30th.

Landscaping will be done in accordance with a landscape plan approved by the Design Review Committee. The landscape plan must be submitted to the Design Review Committee at least 60 days prior to occupancy. The plan will show all proposed landscape improvements including trees, shrubs, turf, mulches (bark, gravel, etc.), walls, vegetable gardens, etc. Landscaping additions, including planting, irrigation systems, walls, patios, etc., that were not part of the initial approved plan must receive separate Committee approval.

Except for large boulders, the utilization of non-living objects as ornaments in the landscape is discouraged.

The lawn area (between the pedestrian path and road) will be maintained by the adjacent property owner. Property owners will maintain all roadside ditches adjacent to their property. All ditches must be included in the lawn irrigation system. Sprinkler heads may shoot across the pedestrian path in order to reach ditch areas. All homeowners are encouraged to use end sections for driveway culverts to allow softer grade changes and easier landscape maintenance. No head walls around driveway culverts are permitted without the consent of the Design Review Committee.

The landscape package in the front yard will include as a minimum, 1 tree per 40 front feet of road frontage, (a minimum of 4 trees per lot and a maximum of 6 trees per lot),

grass lawn, and an automatic irrigation system for front yard. Trees must be ash, oak, maple, or linden. Trees should be 2.5 inch caliber or greater.

All homes should have beds or appropriate features to enhance the home's setting into the surrounding lot area. Most homes will require 50 shrubs or appropriate substitute.

In order to maintain a natural environment setting some rear yards may be left in a natural uncut state. On home sites where there are steep slopes or woods leaving tall grasses and trees may be the most sensible way to enjoy and protect the landscape. The Design Review Committee will work with homeowners to develop a landscape that is environmentally friendly.

## **FENCES**

To promote an open feeling, no perimeter fencing will be allowed. Dog runs will be allowed by the Design Review Committee to contain small pets within rear yards, (see dog runs).

No fencing will be installed in such a way that it impedes drainage.

Any other fences, such as interior fencing to enclose patios, hot tubs, pools, gardens, screen trash receptacles, support arbors, etc., will be of a type, finish, color, etc., compatible with the building architecture. This fencing must be located and detailed for review by the Design Review Committee and approved by the Township.

Fencing may be necessary where steep slopes and other features create an attractive nuisance. The Design Review Committee will review each request and will allow fencing that is in harmony with community.

## **EXTERIOR MECHANICAL EQUIPMENT**

All exterior mechanical equipment, such as air conditioners and heating equipment, will be either incorporated into the overall form of the dwelling, be enclosed by a structure matching exterior house material or be landscaped to reduce impact. Under no circumstances will these items be roof mounted or located in a window of the house.

## **EXTERIOR STORAGE AREAS**

Outbuildings, storage sheds, and structures of a temporary nature are prohibited.

Camping tents set up for cleaning or occasional overnight sleeping by children will not require Committee approval if left up no longer than 48 hours.

No accessory buildings (other than decorative gazebos, green houses, and swimming pool cabanas or as approved by the Design Review Committee) will be allowed.

## **MAILBOXES, HOUSE NUMBERS, AND DRIVEWAY LIGHTING**

Each home shall have a mailbox and pedestal installed by the builder per the design specified by the DRC and U.S. Postal standards. Each home will be required to install one pole lamp within 20 feet of road right of way per the design specified by the DRC. Additionally the DRC will specify the type and location of house numbers so that they are integrated into the community landscape.

### **EXTERIOR LIGHTING**

Exterior lighting must be subdued. The lighting should minimize light spill onto adjacent properties and may be permitted by the Design Review Committee for such purposes as illuminating entrances, decks, driveways, etc. In all cases, exterior lights should be of a design compatible with the structure, and are subject to the approval of the Design Review Committee.

### **ANTENNAE**

See Master Deed.

### **PLAY AND SPORTS EQUIPMENT**

Committee approval is required. Equipment such as play sets will be located in the rear or side yard. Size and color will be considered on a case-by-case basis depending on lot size and proximity to neighbors. Child play areas that require fencing will need special landscaping to help it to blend into the natural surroundings. Basketball courts may be placed in rear or side yard.

### **STORAGE AND PARKING OF VEHICLES**

No recreation vehicle, camper, campers not on a truck, boat, mobile home, horse trailer or other trailer, tractor, motor home or truck (other than a pickup truck) will be stored or will be parked anywhere within The Preserve or on any private street unless such parking or storage is within a garage, except that any such vehicle may be otherwise parked as a temporary expedient for loading, delivery, or emergency. This restriction, however, will not restrict trucks or other commercial vehicles which are necessary for the construction or for the maintenance of the sites, common areas, other property or any improvements. Off-street parking will be limited to the paved areas of the driveway.

### **VEHICLE REPAIR**

No maintenance, servicing, repair, dismantling, or repainting of any type of vehicle, boat, machine, or device may be conducted upon a site, except within a structure which screens the sight and sound of the activity from the street and from other sites.

### **MOTORIZED VEHICLES**

Motorized vehicles are not to be driven on greenbelts or common areas. This includes snowmobiles, motorcycles, minibikes, etc. Such vehicles will not be stored as to be visible from any of the properties. Gasoline powered motorized boats are not allowed on any lake. Only electric motors are allow in lakes.

### **HOT TUBS AND POOLS**

All swimming pools shall be below ground, except children's play pools, hot tubs, and jacuzzi tubs. Hot tubs and pools will be integrated into the design of the home and landscaping.

### **SOLAR ENERGY DEVICES**

Committee approval is required. Passive and active solar energy systems must be integrated into the architecture of the residence area. Solar collection panels should blend into overall architectural massing and roof form designs. Solar panels should be at the same pitch as the roof, even though the slope may not be "optimal". For solar collection, the small increase in panel size that may be required to increase the efficiency of the collector array is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels will not protrude more than one (12") above roof surface or above ridge line of a roof. No exterior plumbing may be visible.

### **MAINTENANCE OF DRAINAGE**

There will be no interference with the established drainage pattern over any property within The Preserve except as approved in writing by the Design Review Committee. Approval will not be granted unless provision is made for adequate alternate drainage. The "established drainage pattern" will mean the drainage pattern which exists at the time the overall grading of any property is completed and will include any established drainage pattern shown on any plans approved by the Design Review Committee. The established drainage pattern may include the drainage pattern from common areas over any site, from any site over the common areas, or from any site over another site.

Each site owner is responsible for any erosion control that may be necessary to protect adjacent lots or common areas from damage due to drainage or related erosion.

When installing landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or ponding near or against the house foundation, walkways, sidewalks and driveways.

### **DOG RUNS**

Dog runs must be located in the rear yard, but may extend into the side yard as a way of abutting the house. They must be substantially screened from view from neighbors and adjacent common areas and must be limited in the size to 500 square feet or less. Dog runs are subject to approval of the Design Review Committee.

Invisible fencing is the preferred method for allowing pets access the back yard area. Invisible fencing may extend into the side yard area as a way of abutting the house.

### **SUBMITTAL PLAN REQUIREMENTS**

Before construction begins, three (3) sets of plans shall be submitted to the Design Review Committee for review:

The Site Plan must include:

- \* Building location with dimensions to front, rear, and side property lines
- \* Setbacks and easements
- \* Driveway location with percent (%) of slope indicated
- \* Grading and drainage plan showing existing and proposed grades at a maximum 2' interval with spot elevations at building corners
- \* Finished floor elevations and top of foundation elevations including garage and basement

Complete architectural working drawings including:

- \* Floor plans at no less than 1/8" = 1/0"
- \* All exterior elevations with exterior materials and colors noted
- \* Exterior details, including chimneys, exterior stairs, decks, railings, deck columns, etc.
- \* At least one cross section of the structure indicating roof pitches, height, roof material and color
- \* Electrical plans indicating location of all exterior lighting.

All plans shall be of the same sheet size and shall include;

Samples of all exterior materials and colors. Colors may be modified, if so desired, by color re-submittal.

All plans and sample must be clearly marked with the date, owner's and/or builder's name, site number.

The Design Review Committee may occasionally request additional information in order to be able to visualize the proposed residence.

When your submittal has been prepared it should be submitted to:

The Preserve Design Review Committee  
825 Cherrystone  
Ann Arbor, Mi. 48105

### **SUBMITTAL REVIEW**

To insure professional review of all submittals a Design Review Guidelines fee will be required with each submittal. The fee is intended to pay for professional architectural review of plans to verify compliance with the Guidelines. This fee will be set at the prevailing rate to accomplish this review.

Upon receipt of all required documents and the required review fee, the Design Review Committee will review the plans and will provide a written response to the owner within fourteen (14) days after complete submittal. Make checks payable to: The Preserve Design Review Committee.

### **RESUBMITTAL OF PLANS**

In the event of any disapproval by the Design Review Committee of final submittal, resubmittal of plans will follow the same procedure as an original submittal including a new review fee.

### **LANDSCAPING, ANCILLARY IMPROVEMENTS OR ADDITIONAL CONSTRUCTION AND/OR EXTERIOR CHANGES**

Additional construction, landscaping, or ancillary improvements and/or changes before, during or after completion of an approved structure must be submitted to the Design Review Committee for approval prior to initiating such changes and/or additions. Please refer to the landscape plan and ancillary improvement review procedures for submittal information.

### **TIME LIMITATION OF APPROVAL**

Final approval of plans is valid for nine (9) months. Construction must begin within this period. If not, plans must be resubmitted and reviewed again without further review fees. A submittal of a different dwelling on the same lot requires another review fee.

### **WORK IN PROGRESS**

The Design Review Committee may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction period does not constitute either approval of the Design Review Committee of work in progress or compliance.

### **NON-LIABILITY OF THE DESIGN REVIEW COMMITTEE**

The Design Review Committee shall not be liable for damages to anyone submitting plans to them for approval, or to any owner by reason of mistake in judgement, negligence, or nonfeasance arising out of or in connection with the approval, disapproval or failure to approve any plans or specifications. Every owner or other person who submits plans to the Design Review Committee for approval agrees, by submittal of such plans and specifications, that he/she will not bring action or suit against the Design Review Committee to recover damages.

### **OTHER CONDITIONS**

Approval of plans by the Design Review Committee shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health or fire codes, and shall be the responsibility of the owner or other person submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the owner or his/her agent to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the Design Review Committee.

### **REVIEW OF WAIVER**

The Design Review Committee reserves the right to waive or vary any of the procedures or standards set forth at its discretion for good cause shown.