

ARCHITECTURAL REVIEW COMMITTEE

DESIGN GUIDELINES for NEW HOMES BEING BUILT in CHESTER VILLAGE GREEN

All plans to change or alter one's property are required to be reviewed and approved by the Chester Village Green **Architectural Review Committee** (ARC) prior to **any** construction. If a conflict exists between the house and lot plans approved by the ACC and these design guidelines, the design guidelines shall be controlling, unless otherwise specifically noted on said plans. The ACC reserves the right to amend these Design Guidelines at any time at its sole discretion.

1. Minimum Heated Finished Floor Area:

Easy Living Section: 1500 square feet B. Single Family Section: 1800 square feet

2. Exterior Elevations and Exterior:

Two stories, one and one-half story transitional or colonial plans are permitted. Exterior elevations will be approved by the ACC. All lots "backing up" to future lots shall be bricked on the back side unless another design is approved by the ACC/ARC.

The Exterior shall be constructed of brick, stone, vinyl, or a combination thereof.

Note: ACC/ARC may approve other alternates for dormers and architectural features.

Foundation shall be constructed of brick, stone or dryvic.

Stoops and steps on the front or side elevation shall be constructed of brick or stone.

Skylights are not permitted on a front or side elevation.

3. Roof:

Minimum $\frac{9}{12}$ pitch, $\frac{9}{12}$ to $\frac{12}{12}$ pitch is encouraged on all front elevations. Rear roof pitches shall be approved on a case-by-case basis. Approved roofing materials include slate, asphalt or fiberglass shingles. (black, brown, or dark gray only) 25-year minimum.

4. Fireplaces:

Chimneys shall be constructed of brick, stone, or dryvic.

Gas vent fireplace enclosures are not permitted on the front elevation. Gas vent enclosures are allowed to be built only on foundation.

5. Garages:

Garages shall be rear entry, except for **lots 1,2,3,4,5,6,7,8 (Village Garden Circle), lots 22,23,24,25,26,27,28,29,30,31,32,33,34,35 (Village Garden Court)**

6. Mailboxes:

A subdivision-wide approved mailbox shall be installed. Mailbox post shall newspaper box. Separate newspaper box posts are not permitted. The numbers for the mailboxes are installed by the approved community vendor. They are 2-inch brass/look and are placed on each side of the newspaper box community vendor.

7. Sidewalks:

Are required from driveway or street to front door of house, which shall be constructed of concrete. Loose gravel or slate pieces is not permitted.

8. Fences and Walls:

Chain link fences and privacy fences are not allowed. The fencing guidelines, which are a part of these design guidelines, contain the requirements.

Air conditioner equipment and trash cans shall be screened from the street or adjoining property with white vinyl picket fencing or shrubbery.

Outbuildings or Detached Garages shall be discouraged. If approved by the ACC they will have a matching foundation and materials such as color and texture must match as closely as possible the existing structure and foundation.

9. **Clearing and Landscaping:**

All yards are to be sodded front, sides and rear. All yards will have irrigation. A Shrub and landscape package will be submitted and approved with plans to ACC/ARC prior to construction of the home. Landscaping to be installed prior to occupancy, weather permitting.

10. **Site plans and Specifications:**

All site plans and specifications must be approved prior to construction.

11. Wooden or Vinyl foundation vents on all fronts of homes.

12. **Driveways:**

Driveways must be concrete. No loose gravel is permitted. All driveway extensions, additions or changes must be approved by the ACC/ARC prior to installation.

13. **Outbuilding:** No outbuildings are allowed!