

Equestrian Estates Architectural Committee

Guidance Material for Evaluating Proposed Structures

(In accordance with Section 5.02 of the Equestrian Estates Restrictive Covenants, as filed 1 January 2013)

Site of project: _____ Verdict: _____
 Type of project: _____ Date of review: _____
 Reviewer Signature: _____

Note: Approval is valid only for the plans submitted. Any changes must be resubmitted for approval.

Location of New Home on the Lot	Yes	No
Does the structure meet all easement setbacks? (Front street: 30 ft per plat. Side street: 15 ft. Side lot: 6 ft. Rear lot: 25 ft. Distance to next house: 12 ft. For lots without a 30 ft. plat front setback, min is 25 ft. per covenants)		
Comments:		
Are any utility easements left clear?		
Comments:		
Is the structure sited on the lot such that primary sight-lines are to common ground or other open space? (Keep houses from facing directly at adjacent neighbors)		
Comments:		
Does the location of the home on the lot allow for at least four (4) off-street parking spaces?		
Comments:		

Architectural Features of a New Home	Yes	No
Is the proposed structure a minimum of 1700 sq ft for single level or 2300 sq ft for multi-level (counting only the above ground finished living space)?		
Comments:		
Is the roof pitch at least 10/12? (variance acceptable based on style of home)		
Comments:		
Is the roof material 25-year asphalt composition or better? Tile or Slate is also acceptable. Wood shake is not.		
Comments:		
Is there a two car or larger attached garage?		
Comments:		
Are casement windows used? (Double hung may be used if architecturally correct for the house style – i.e. Colonial)		
Comments:		

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Architectural Features of a New Home (cont'd)	Yes	No
Does the front exterior use a sufficient amount of masonry, stucco, or stone? (50%+ typical min)		
Comments:		
Does the shape / style of the roof give an impression of space between adjacent structures? (Recommend hip roofs on narrower lots)		
Comments:		
Is the architectural style of the home such that it will blend harmoniously with existing structures in the development?		
Comments:		
Are the proposed colors (brick, stone, and paint) such that they will blend harmoniously with existing structures in the development?		
Comments:		
Do all bedrooms have a closet and easy access to a bathroom?		
Comments:		
Are all water closets out of view of public outdoor areas? (No W/C's with large clear windows in the front of the house)		
Comments:		
Has sufficient storage area (closets, unfinished space) been provided to prevent probable use of the garage as a primary storage area? (is it likely that at least 2 cars can be parked in the garage)		
Comments:		
Has a list of materials been submitted and reviewed?		
Comments:		

Gazebos / Pools / Other Detached Structures	Yes	No
<i>Note: Guidelines for new homes may also apply for larger projects.</i>		
Does the style of the proposed structure blend with the rear yard of the home (color, architecture, materials)?		
Comments:		
Does the proposed structure have adequate clearance with easements and lot setbacks? (No private structures or hardscape on common ground)		
Comments:		

Fences	Yes	No
Is the fence in the rear / side yard of the lot, and not significantly noticeable from the street as being in the front yard of the subject or neighboring lots?		
Comments:		
If a front yard fence is proposed, it shall be of a reduced-height, interior, decorative "garden border" type only. Full-height and full-perimeter fences are not permitted in front yards.		
Comments:		
Is the perimeter fence wrought iron (or aluminum look-alike)? Is any interior fence metal, masonry, or decorative wood? Solid screen wood fences, plastic fences, and chain link (or similar) metal fences are not allowed in any application.		
Comments:		
Is the design of the fence sufficiently similar to existing neighboring fences to result in a harmonious style?		
Comments:		
Is there adequate space between the fence and a neighboring fence to allow access for regular maintenance (painting, trimming)? (Connecting with existing neighboring fences is preferred to double-fencing)		
Comments:		
Is the fenced area large enough to be unmistakable for a dog run? (dog runs are not allowed)		
Comments:		

Additions / Renovations / Other Projects	Yes	No
<i>Note: Guidelines for new homes may also apply for larger projects.</i>		
Is the style of the proposed addition consistent with the architecture of the existing structure? (color, features, materials)?		
Comments:		
Does the proposed addition have adequate clearance with easements and lot setbacks? (No private structures or hardscape on common ground)		
Comments:		
Is permanently installed athletic equipment (sport courts, basketball goals, volleyball nets, etc) located in a manner that is visually unobtrusive from the street? Basketball goals must have transparent backboards and sturdy permanently mounted metal supports, but may not be attached to the house. Front yard installations are permitted subject to review.		
Comments:		
Are any dishes or antennas no larger than 24" diameter (standard Dish Network / Direct TV size), and located such that they are not visible from the street?		
Comments:		