WENDELL FALLS®

BY

NEWLAND®

2021

HOA DESIGN GUIDELINES

INTRODUCTION

Where the Coastal Plain meets the Piedmont in East Wake County, Wendell Falls is the welcome gateway bridging the agrarian tradition of the Town of Wendell and the promise of the Triangle, merging the natural wonders of the landscape and an urbane way of life, arriving at a place that redefines neighbors, friends, and family.

Reflecting the rich agricultural tradition and rural character of the land, a pervasive presence of nature is the hallmark of the community design, featuring native trees, shrubs, ornamental grasses, and perennial colors.

SITE

Wendell Falls is located within the boundaries of Wake County, North Carolina, just 10 miles east of Raleigh, North Carolina, with direct I-87 (US 64/264) access, near the I-540 corridor and a future path of progress.

DEVELOPMENT PLAN

The Wendell Falls development is designed in conformance with the goals and requirements of the Town of Wendell Planned Unit Development. The community's development plan will establish and foster meaningful connections to the surrounding community and within the community of Wendell Falls. Great care has been taken to develop a community within the framework of the existing ecology, terrain, and natural landscape with an intentional level of design and execution. Incorporation of diversity, sustainable development, and building standards will differentiate Wendell Falls.

VISION

Wendell Falls is an inviting community serving as the gateway to the picturesque Town of Wendell, offering residents the small-town lifestyle they seek with convenient access to the state's bustling capital of Raleigh, North Carolina. Wendell Falls is envisioned to be a wonderful community featuring sprawling open space, public parks, shopping, and recreation facilities with a special focus on nature. When fully complete, the community will feature up to 4,000 single-family and multifamily homes, and up to two million square feet of commercial-retail space.

UNIFYING ELEMENTS

The unifying element and primary amenity of Wendell Falls will be its network of preserves, open spaces, parks, and community gathering places providing convenient physical connections between the neighborhoods, schools, commercial center, amenities, open space, and the North Carolina Mountain-to-Sea trail. Twenty-five percent of the community is dedicated to multi-use and navigable open space and an extensive greenway network with mature pine tree stands, miles of trails, numerous parks, lakes and ponds, the falls, and wetlands that encourage exploration through the community.

Parks will focus on environmental preservation with small pockets of amenities such as courtyards, seating areas, and play area environments that are integrated into natural features.

INTENT OF DESIGN GUIDELINES

The design guidelines for Wendell Falls are intended to invoke the special character of classic southern architecture and provide an authentic sense of place for Wendell Falls. An important aspect of the site-related requirements is the preservation of green space, intended to tie the community to its natural environment. Environmental awareness is also expressed through a focus on sustainable building practices.

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Disclaimer: The builders, lot owners, and any of their respective advisors or consultants (collectively, "users") acknowledge and expressly agree that the architectural guidelines and accompanying materials (collectively, "materials"), (i) do not eliminate the need for the users to obtain all necessary approvals/permits required from any public or governmental agency or authority having jurisdiction, and (ii) should not be construed as a waiver of or the satisfaction of any laws, regulations, codes, ordinances, statutes, restrictions or other requirements, conformance thereto being solely the responsibility of the users.

Users also acknowledge that NASH – Wendell Falls, LLC ("Fee Owner") has no liability whatsoever to the users or any other person or entity as a result of the materials for any completeness, sufficiency, defects, omissions, inconsistencies, or shortcomings contained therein or the work to be performed in accordance therewith. Nothing contained in the materials shall be deemed to constitute a representation, warranty, assurance, or guarantee by the Fee Owner as to the accuracy or sufficiency of the materials or their compliance with any and all applicable laws.

WHAT WILL BE FOUND IN THIS CHAPTER:

Newland:
About the Builder

Newland Cornerstones:

- Home
- Healthy Living Systems
- Innovation

Wendell Falls Development Team:

- Newland
- J. Michael Hubbard, Architect, PA
- Surface 678
- Wendell Falls Community Association, Inc.

NEWLAND®

WE LOVE CREATING INCREDIBLE PLACES TO LIVE.

Newland has been creating desirable, livable communities across the nation for over four decades.

With expertise in creating a special sense of community, we bring to life the unique history, culture, and traditions of the land we develop. Our active and long-term approach to community creation and development ensures we deliver on our vision while responsibly managing our partners' investment.

Headquartered in San Diego, California, Newland is currently developing communities across the country in states including Florida, Georgia, North Carolina, South Carolina, Texas, California, Arizona, Nevada, Colorado, Oregon, Virginia, Washington, Minnesota and Maryland. Information on Newland can be found on our website at www.newlandco.com.

Building on our relationships and financial success, we are respected as a credible, consistent developer and partner. Our strong financial position allows us to commit to development life cycles over the long term.

All of Newland's projects are privately owned, held in a series of development partnerships with institutional and private investors and, in some cases, with financially strong and experienced local landowners and builders. Because of the size of the average master-planned community, the major financial requirements for development, and the long-time horizon from conception to completion, Newland does business with larger institutional investors who understand that master-planned development is a long-term process requiring patience, commitment, and careful planning.

MISSION STATEMENT

Newland attributes its success to a strategic and corporate culture that adhere to our Mission Statement, a philosophy that has guided the company and allowed us to remain consistently profitable throughout the ups and downs of the residential real estate development cycles for nearly four decades.

At Newland we create an enhanced sense of community in all our community developments, resulting in highly desirable, livable places that generate returns for our investors, team members, and owners. We foster teamwork and individual growth in our employees and approach each business interaction with fairness and respect.

Our active and long-term approach to community creation ensures we deliver on our vision while responsibly managing our partners' investment. We are driven by the deep-rooted values of caring, commitment, and integrity and take a consumer-focused approach to land planning and development.

HOME – *creating places where people feel comfortable and at home in their neighborhoods, with opportunities to live and share meaningful experiences with friends and family in ways that matter most to them.*

This Cornerstone speaks to our customers' need to enjoy life in ways that matter most to them, and to have personal choice in how they do so. It recognizes the fact that time to connect with friends and family is important, especially in an era where we are all experiencing "time famine."

How can Newland create great places where this is possible? How can we create a "community" internally at Newland where we feel at home and can share meaningful experiences with each other? These will be some of the questions we face as we begin to work through ways we can make Home real in everything we do.

HEALTHY LIVING SYSTEMS – *being intentional about the interaction of place, people, environment, and investment, to heal the land, provide a tradition of pride, and an authentic sense of place.*

The research highlighted the importance of a holistic view of health, starting with regenerating the health of the land we develop. As a company, we are committed to paying close attention to our role in regenerating the land, and promoting healthy balance in all we do. Our customers told us health is more than physical—it also relates to their sense of mental and emotional well-being, spiritual and financial health, and freedom from stress.

What can we do internally to promote a work environment that supports Healthy Living Systems? How can we ensure we focus on this at every step in the development process? There are many opportunities for us to bring this Cornerstone to life, while leaving a positive legacy for future generations in everything we do.

INNOVATION – *from how we approach a land plan to the teams we assemble to create incredible places, innovation guides everything we do.*

We proactively challenge the status quo, inside and outside our industry, to establish innovative best practices that improve our customers' and team members' quality of life.

While we believe Newland is the leader in the industry, how will we ensure we really are, and that we stay there? The Cornerstone Team felt strongly that Innovation was about staying relevant in times that are changing quickly, and leveraging the best talent to help us achieve that, both within and outside our industry. This will mean doing things differently, working with new teams and new ideas, often outside our comfort zone.

FOCUS ON SUSTAINABILITY

Newland understands that open space, vegetation, water management, and the responsible use of resources are important to the long-term health of our communities and the happiness of our residents. As a result, we are actively incorporating the principles of greener development in the way new communities are being defined and constructed.

Simply stated, a green community is one that is planned and built in a manner that conserves resources. Our company's respect for the environment motivates us to find innovative ways to manage our impact on the land, before, during, and after construction.

Newland wants to be known as a company that follows the best management practices in the planning, design, and execution of environmentally sensitive communities. We recognize that greener communities provide economic benefits and a higher quality of life.

WHAT WILL BE FOUND IN THIS CHAPTER:

Wendell Falls Development Plan

Administration and Procedures

- Submittals and Approvals
- Construction Observation Details

DEVELOPMENT PLAN

Master Plan

Wendell Falls is proposed as a non-gated, pedestrian-oriented, mixed-use community. It will encompass a broad spectrum of up to 4,000 homes including multifamily dwellings, single-family homes, commercial areas, civic buildings, and an integrated school site.

Green Spaces

The design of Wendell Falls allows for significant areas of dedicated open space. Roads and home sites are located to take advantage of the existing topography. Multi-use and navigable open space as well as a comprehensive greenway network encourages exploration throughout the community to be utilized by all generations. The community landscape plan takes its cue from the natural landscape, creating appropriate transitions between the public realm and private spaces.

In Wendell Falls, the goal is to have one or more green spaces within easy walking distance of every home. A variety of these will be featured including small parks, sanctuaries, open natural areas, and numerous community-wide recreational spaces.

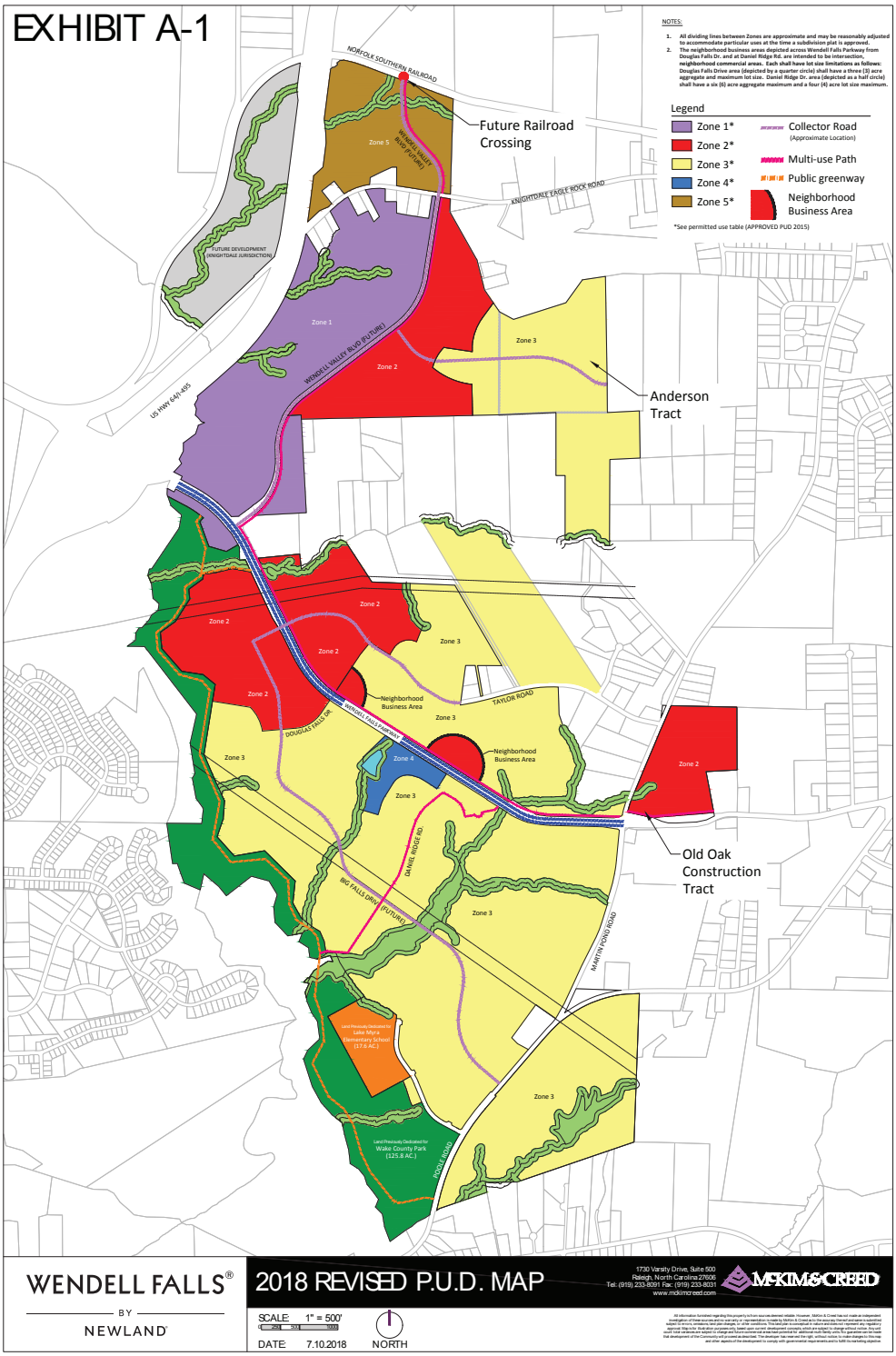
Connections

The generous amount of open space will be connected by an extensive network of public sidewalks. Connections will also be maintained by an elaborate system of walkable trails which will contain a variety of trail types, features, and terrains.

Phased Development

Wendell Falls will be a responsibly phased development with major infrastructure paced with new residential and commercial components to promote managed growth.

MASTER SITE PLAN



Map is for illustration purposes only, based upon current development concepts, which are subject to change without notice. No guarantee can be made that development of the Wendell Falls Community ("Community") will proceed as described.

BUILDER/NEW CONSTRUCTION

Submittal Process

Wendell Falls Design Review Committee (DRC) approval is required prior to commencement of any development within Wendell Falls. Approval will include a two-part process of submittals with a 45-day review period for both. The builder shall submit all required materials to demonstrate compliance with the Wendell Falls Design Guidelines. The DRC review will cover elements relating to site planning, exterior design and landscape, and all other provisions covered in the Guidelines. In some circumstances, additional information may be required in order to fully describe proposed development.

The design of civic building(s) shall complement the surrounding architecture of Wendell Falls. All building elevations, site plans, and landscaping are subject to review and approval by the DRC prior to the start of construction. (Refer to Appendix for additional requirements)

In addition to conforming with the principles of the Guidelines, it will be the responsibility of the builder to also meet all applicable local, state, and national regulations. This includes, but is not limited to, zoning, health and safety standards, building electrical, plumbing, mechanical, structural, accessibility, and fire codes.

The DRC has full authority to revise, edit, interpret, etc., these guidelines from time to time and its decisions are final. The DRC also has the authority to grant variances and exceptions to specific product types (i.e. townhomes, smaller home and lot product, etc.), community specific sections and/or streets, etc. as determined and approved by the DRC and Developer.

1. PORTFOLIO SUBMITTAL

Portfolio Submittals will be a general approval process of the builder. A portfolio of building plans and elevations from each builder will be reviewed with a selection of some or all of that portfolio being approved. For larger tract builders developing a group of houses, landscape plan review, and approval shall also be part of this initial process.

The maximum review time will be 30 days from date of submittal. No lot clearing or construction is to occur until after plan approval.

Submittals shall be submitted for DRC review and approval prior to proceeding with permitting or any construction to:

J. Michael Hubbard,Architect, PA
DRC Representative
JMHArchitecture@aol.com
Tel 919.795.6355

Deposit Fees

Deposits and fees will be determined by NASH-Wendell Falls, LLC.

2. LOT SPECIFIC SUBMITTAL

Lot Specific Submittals will focus on individual lots and home sites. See Appendix for DRC forms, including the DRC Submittal Checklist.

Site Plan

Can be either 8.5 x 11" or 11 x 17" print size format, indicating scale, water meter and sewer locations, walkways, property boundaries and easements, impervious surface calculations (indicating max. limit per lot is not being exceeded), existing trees to remain (and any proposed to be removed), proposed grading and drainage, proposed house and garage or accessory building footprints and setbacks, finished floor elevations, garage and driveway locations, all porches, patios, decks, air conditioning units, etc., the location, length, height, and design of all screen walls, retaining walls and/or fences, and the location, height, and design of any other features, including but not limited to, satellite dishes and solar panels if not incorporated into the design of the primary or accessory structure. As-Built Survey required at time of C.O. for impervious surface, setbacks, etc. verification.

Impervious surface calculation per lot shall not be exceeded for any reason.

Landscaping Plan

Can be either 8.5 x 11" or 11 x 17" print size format, indicating location of all proposed planting areas, plant materials, and other proposed and existing improvements, such as patios, decks, retaining walls, walkways, fences, shade structures, irrigation systems, and drainage plans (in greater detail than site plan). If applicable, existing trees to remain on lot with drip line will also need to be shown.

Landscape plan submittals shall be submitted for DRC review and approval at or before dried-in phase of construction and prior to proceeding with any landscape installation to:

Surface 678
Eric Davis
edavis@surface678.com
Tel 919.419.1199
Fax 919.419.1669
(copy J. Michael Hubbard, Architect, PA for reference)

Floor Plans

Must be 8.5 x 11" print size format, including position of buildings on site plan, room layout, location and size of doors and windows, the heated and gross square footage for each level, the square footage of garages and accessory buildings, and the square footage for enclosed or covered porches and patios.

Elevations

Must be 8.5 x 11" print size format, views of all sides which show the architectural style of the home, materials, placement of windows and doors, trim details, plate heights, eave and fascia details, chimneys and flue cap details, entry and garage doors and trim, existing and proposed grades, decks, columns, posts and railings, vent locations, gutter and downspout style and locations, and a description of all exterior materials, finishes and colors, exterior lighting fixtures and street address plaques, and roofing, including chimneys, skylights, and solar panels. It should be noted that the design of all elevations, not just the front, are important.

Special Conditions

Notation of any special details should also be included (for example, unique porch or column details).

Finishes

The DRC Color Selection Form is to be submitted by builder along with list of materials for exterior walls, trim, doors, windows, and roof, by manufacturer's brochure, including the name, color, and number of the material. Include brochures of chimney caps, any solar panels and skylights, exterior fixtures, and street address plaque.

Note: Key lots and corner conditions or other highly prominent locations may be subject to additional requirements, as well as additional submittal materials, as needed by DRC.

Variances

Wendell Falls may authorize variances from compliance with any of its Design Guidelines, procedures, lot setbacks, etc. when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with duly adopted rules and regulations. No variance shall be effective unless in writing, be contrary to the covenants or preclude Wendell Falls and the DRC from denying a variance in other circumstances. For the purposes of this section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance. For any variances other than as required by the Wendell Falls Community requirements, Design Guidelines, setbacks, etc., each builder and/or homeowner shall request such variance in writing and with the required DRC Variance Form for NASH-Wendell Falls, LLC and DRC review and approval in writing prior to proceeding with such requested variance. Variances include, but are not limited to, setback encroachments, easement encroachments, alterations to Design Guidelines' requirements for a specific item revision, etc. The DRC Variance Form is located in the Appendix for reference and use.

Site Visits

The Wendell Falls Design Review Committee (DRC) and Wendell Falls Community Association (WFCA) reserve the right to conduct periodic site visits to ensure consistency between what is built with what was originally submitted. Any visible deficiencies or deviations in construction from the approved plans which are considered to not be in compliance with the Design Guidelines will be reported in writing to the Builder. The Builder will respond in writing within ten (10) business days of notification of their intention to rectify the issue.

WHAT WILL BE FOUND IN THIS CHAPTER:

Wendell Falls
Green Building Standards

Introduction:

- Comprehensive Approach
- Program Requirements
- Certifications

WENDELL FALLS GREEN BUILDING STANDARDS

A Comprehensive Approach

To ensure that residential buildings incorporate the Wendell Falls principles of sustainability and resource management, a set of green building standards that could be applied to any architectural style within Wendell Falls has been established. In creating these standards, Wendell Falls looked to nationally and locally established programs for a definition of green that was not only holistic in nature, but offered verifiable techniques that truly made a difference in the health, energy, and environmental impact of the home.

Program Requirements

The builder plays a key role in the realization of Wendell Falls as a sanctuary in nature. In line with Wendell Falls' commitment to sustainability, all homes in Wendell Falls will be constructed according to the Wendell Falls Green Building Standards (see appendix). The Wendell Falls Green Building Standards are performance based, not product based, meaning builders are free to use any manufacturer whose products meet the requirements set forth by the Standards.

Each home shall be assigned a corresponding HERS rating. Such rating shall not be greater than 75.

Certifications

To facilitate the successful implementation of the Wendell Falls Green Building Standards in every home, Wendell Falls has partnered with Southern Energy Management (SEM), a full-service provider to help builders achieve green building program certifications.

Certification by SEM is required for every home to demonstrate compliance with the Wendell Falls Green Building Standards. Each certification shall be submitted to the DRC upon completion.

WHAT WILL BE FOUND IN THIS CHAPTER:

HOA/Homeowner Submittal Process

HOA/HOMEOWNER SUBMITTAL PROCESS

Wendell Falls Design Review Committee (DRC) approval is required prior to commencement of any improvements within Wendell Falls. All improvements after closing including, but not limited to additions and alterations to house and site, landscaping, fencing, hardscape, play equipment, etc. shall be submitted to DRC for review/approval prior to installation. Approval will include a process of submittals with a 45-day review period. The homeowner shall submit all required materials to demonstrate compliance with the Wendell Falls Declaration of Covenants, Conditions, and Restrictions. The DRC review will cover elements related to site planning, exterior design and landscape, and all other provisions covered in the Guidelines. In some circumstances, additional information may be required in order to fully describe proposed improvements. In addition to conforming to the principles of the guidelines, it will be the responsibility of the homeowner to also meet all applicable local, state, and national regulations. This includes but is not limited to, zoning, health and safety standards, building electrical, plumbing, mechanical, structural, accessibility, and fire codes.

The DRC has full authority to revise, edit, interpret, etc., these guidelines from time to time and its decision is final. The DRC also has the authority to grant variances and exceptions as determined and approved by the DRC and the Developer.

The Wendell Falls Design Guidelines and Wendell Falls' Declaration of Covenants, Conditions, and Restrictions may require amendments over time as the community evolves. Before design work commences, it is recommended that the DRC be consulted to ensure that the designer/homeowner is using the most current version of the Design Guidelines.

Submittals shall be submitted to Wendell Falls Community Association, Inc. (WFCA) for DRC review and approval prior to proceeding with permitting or any construction.

The homeowner is to submit one of each of the following as required per proposed improvement for DRC review and approval:

Deposits/Fees

Deposits and fees may be determined by WFCA and the DRC.

Completed DRC Alterations and Additions Submittal Checklist

Provide other forms as needed. (Color Selection form, variance form as needed, etc. in Appendix)

Impervious surface calculations showing that the maximum per lot is not being exceeded. Applications for variance should be submitted with DRC submittal if overage is proposed.

Typical Site Plan

Can be either 8.5 x 11" or 11 x 17" print size format, indicating scale, water meter and sewer locations, walkways, proposed additions/alterations to property boundaries and easements, impervious surface limits, existing trees to remain (and any proposed to be removed), proposed grading and drainage, proposed house and garage or accessory building footprints and setbacks, garage and driveway locations, all porches, patios, decks, air conditioning units, etc., the location, length, height, and design of all screen walls, retaining walls and/or fences, and the location, height, and design of any other features, including but not limited to, satellite dishes and solar panels if not incorporated into the design of the primary or accessory structure.

Landscaping Plan

Can be either 8.5 x 11" or 11 x 17" print size format, with DRC Landscape Form (see Appendix), indicating impervious surface limits, location of all proposed planting areas, plant materials, and other proposed and existing improvements, such as patios, decks, retaining walls, walkways, fences, shade structures, irrigation systems, and drainage plan (in greater detail than site plan). If applicable, existing trees to remain on lot with drip line will also need to be shown.

Floor Plans (for additions as applicable)

Must be 8.5 x 11" print size format, including additions, position of house on site plan, room layout, location and size of doors and windows, the square footage for each addition, the square footage of garage and accessory buildings, and the square footage for enclosed or covered porches and patios, etc. as required.

Elevations (for additions as applicable)

Must be 8.5 x 11" print size format, views of all sides which show the architectural style of the home, materials, placement of windows and doors, trim details, eave and fascia details, chimneys and flue cap details, entry and garage doors and trim, existing and proposed grades, decks, columns, posts and railings, vent locations, gutter and downspout style and locations, and a description of all exterior materials, finishes and colors, exterior lighting fixtures, roofing, chimneys, skylights, and solar panels. It should be remembered that the design of all elevations, not just the front, are important.

Special Conditions

Notation of any special details should also be included (for example, unique porch or column details).

Finishes: DRC Color Selection Form

To be submitted along with list of materials for exterior walls, trim, doors, windows, and roof, by manufacturer's brochure, including the name, color and number of the material. Include brochures of chimney caps, any solar panels and skylights, exterior fixtures, etc.

Variances

Wendell Falls may authorize variances from compliance with any of its design guidelines, procedures, lot setbacks, etc. when circumstances such as topography, natural obstructions, hardship, aesthetic, or environmental considerations require, but only in accordance with duly adopted rules and regulations. No variance shall be effective unless in writing, be contrary to the covenants or preclude Wendell Falls and the DRC from denying a variance in other circumstances. For the purposes of this section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance. For any variances other than as required by the Wendell Falls community requirements, design guidelines, setbacks, etc., each builder and/or homeowner shall request such variance in writing and with the required DRC Variance form for Wendell Falls and DRC review and approval in writing prior to proceeding with such requested variance. Variances included, but are not limited to setback encroachments, easement encroachments, alterations to design guidelines' requirements for a specific item revision, etc.

Site Visits

The Wendell Falls Design Review Committee (DRC) and WFCA reserve the right to conduct periodic site visits to ensure consistency between what is built with what was originally submitted. Any visible deficiencies or deviations in construction from the approved plans which are considered to not be in compliance with the Design Guidelines will be reported in writing to the homeowner. The homeowner will respond in writing within ten (10) business days of notification of their intention to rectify the issue.

WHAT WILL BE FOUND IN THIS CHAPTER:

Architectural Concepts
Architectural Design
Planning Area Standards

Comprehensive Standards For:

- Walls and Foundations
- Windows and Doors
- Details
- Building Articulation
- Porches, Decks, and Balconies
- Roofs and Chimneys
- Mechanical and Lighting
- Accessory Buildings

ARCHITECTURAL CONCEPTS

Architectural diversity and correctness is very important to the Wendell Falls community. The style and character of the architecture should embrace the natural environment surrounding it. The Town of Wendell and the City of Raleigh have a unique history, which can be seen in the architecture of the area. From the barns and farmhouse structures of the countryside, to the historic tree-lined streets of Raleigh, this area has character of its own. The design will reflect a comfortable laid-back lifestyle, while embracing the indigenous architecture of Wake County and the Raleigh area.

There is no single rule for how to accomplish this, but adherence to certain guiding principles will allow for a variety of creative solutions. These principles include:

- Buildings should make way for nature, not the other way around. Trees and landforms should be preserved whenever possible.
- Distinct lines between landscape and buildings should be minimized.
- Natural building materials should be used as much as possible.
- Blur the boundary between indoor and outdoor with the design of the building. Avoid a punched window approach to fenestration whenever possible in favor of more concentrated glass areas that afford full views of the outdoors.

The builders will be challenged to design new product and develop authentically innovative ways to adapt chosen architectural styles to the housing product types. A high level of attention will need to be paid to the elements that adapt the building to the site—the retaining walls and foundation walls, for example. They should be of a design that blends with the land, using natural materials or, where technologically or financially unfeasible, simulated natural materials.

Another aspect of embracing the vision of Wendell Falls is an understanding and embracing of new construction approaches, technologies, and materials. The successful builder will find creative ways to use a variety of traditional styles of residential architecture that is enhanced with modern construction methods and technological capabilities.

Local historically compatible architectural styles including but not limited to styles such as Colonial Revival, Greek Revival, Victorian, Neo-classical, Craftsman, Tudor, etc. are strongly encouraged. This detailing along with other acceptable traditional architectural styles helps achieve the diversity and classic older neighborhood features which are the highest priority at Wendell Falls. Other contemporary architectural style houses will also be considered in Wendell Falls based on their individual style merits, details, and on a house by house basis. Each contemporary detailed house shall also meet the details, materials, etc. requirements of these Guidelines. Each house style proposal will be reviewed on its specific merit and on a case-by-case basis. Detailed DRC reviews will be completed for each proposed portfolio house and lot-specific submittal as they are received.

In general, Wendell Falls is a traditional neighborhood development and as such, the architecture and detailing shall reflect such visions and goals. Therefore, the

architecture of each house should have all elevations (front, two or more sides, and rear) to reflect the same detailing and architecture as the front elevation. Corner lots and other highly visible lots as determined by the DRC (i.e. lots along main thoroughfares, adjacent main entrances, lots adjacent the Club/Pool/commons areas, etc.) may also require additional detailing due to such lots' high visibility. Designated home lots shall always require four sides architecture with trim, detailing, etc. to match the front elevation detailing and as otherwise required by the DRC on a case-by-case basis.

Relative to the diversity goals of Wendell Falls, the same elevation and color will not be approved within four houses each side of a street and will be reviewed and approved by the DRC on a case-by-case basis.

Architectural correctness is strongly encouraged per each specific architectural style application. It is strongly encouraged that each applicant reference "A Field Guide to American Houses" by Virginia & Lee McAlester and other similar architectural style reference books and coordinate with their proposed houses' architecture prior to submittal to the DRC.

PLANNING AREA STANDARDS – NEIGHBORHOODS

Planning Area Character

It is intended that each neighborhood be designed to include parks and other improved open space in order to provide a recreation/social space within walking distance of every lot.

Building Character

Buildings are to be residential in scale and aligned along the street to create a visual rhythm or streetscape. Building façades are to incorporate a three-part hierarchy of base, middle, and top. Accessory buildings, landscape walls, fences, and other structures are to be of similar design and construction to the main dwelling structure.

Entrances

Main entrances are to face the major street and are to be identified by porches, roofs, or other focal points. Appropriate door materials include wood or anodized aluminum.

Miscellaneous

It is the Builder's responsibility to ensure there are no conflicts in the siting of their dwellings with any streetscape elements including community mailboxes, transformers, light standards, and street trees.

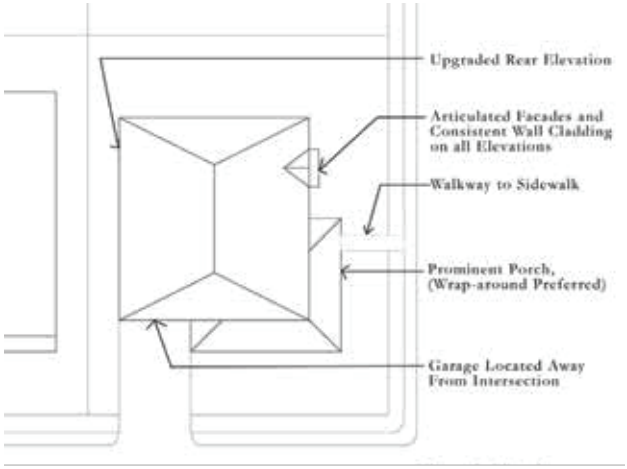
Building Setback

All residential setbacks are based on the size of the lot.

Maximum Building Height

Per current building codes and zoning requirements.

Homes with Special Elements at Corners



Partially attached garage alley loaded

COMPREHENSIVE STANDARD

Additional Requirements for Key Lots

Each community section of Wendell Falls will be evaluated by the DRC for specific "Key Lot" designations and a coordinating site plan provided for builder reference. Additional design requirements will be placed on lots according to their status as key lots based on the following:

- Corner lots
- Lots on main entry corridors
- Reverse frontage lots which back or flank onto a public road
- Lots which back or flank onto areas highly visible to public uses such as open space, roads, parks, schools, public walkways, institutional uses, or commercial uses

The exposed side and/or rear elevations of these dwellings shall be consistent with the front elevation of the dwelling.

This should include, but not be limited to, features such as:

- Enhanced window style and detailing
- Detailing consistent with the front elevation including wrapping of trim, veneers (brick, stone, shakes, etc.)
- Introduction of gables, dormers, or other features to enhance the roof form
- Some variety among rear yard setbacks or rear wall

Corner Lots

Corner lots will have to pay attention to detailing on all elevations. Materials that are used on the front will continue around the sides and the back. Enhanced detailing and window treatment will also be featured. Wraparound porches are encouraged. The garage and driveway will be placed away from the intersection to maintain a clear sight triangle at the corner and to de-emphasize garage and drive when possible. Additional landscape shall be required.

Corner Townhomes

Distinctive design features at end units of townhomes are encouraged to create a sense of place, such as tower features, bay projections, second-story balconies.

Designated Lots

Certain lots designated by Wendell Falls shall have four sides architecture. All sides and rear elevations shall match the front elevation details and features as determined, reviewed, and approved by the DRC.

Griffin Square Lots

Lots located in Griffin Square have special design requirements. Please see the Appendix for further clarification on any additional requirements regarding this product offering.

WALLS AND FOUNDATIONS

Foundations

Foundations allowed will include crawlspace and slab on grade with a continuous stem wall built to a minimum height of 18" and maximum height as defined by building code. A variance may be granted per product type on a case-by-case basis.

Stucco and Parging

Parging/stucco is an acceptable exterior material under certain conditions (mainly for slab-on-grade stem wall construction) when painted to match siding, etc. and per specific lot submittals as required and approved on a case-by-case basis. Designated lots may have additional requirements and will be evaluated on a case-by-case basis.

- Parging is only allowed on slab-on-grade stem walls and maximum 24" tall/exposed above finished grading on front elevation/porches. Therefore, if a front elevation and/or porch is 25" or taller, brick or stone shall be used as the foundation material.
- Parging shall be a two-coat finished system and in no case should the block foundation (if used) be visible through the parging.
- Parging shall be painted and/or through body color as approved on a case-by-case basis per the final exposure, architecture of the house, exterior color scheme/palette, etc.
- Parging should only be allowed in combination with stone veneer (or brick on a case-by-case basis).
- Parging allowed on crawlspace construction ONLY on a case-by-case basis.
- Parging should only be used on interior lots.
- Parging shall not be used on corner lots except on a case-by-case basis only. If approved, the porch shall be either brick or stone veneer and such brick or stone veneer shall turn the corner on street side elevations and extend back to the rear of the house. Such brick or stone may also be required to turn the corner around the rear elevation as determined to be highly visible on a case-by-case basis.
- Brick or stone will be required on slabs and crawlspace foundations on each side that faces public street fronts.
- Parged foundation walls require additional landscape screening as reviewed and approved on a case-by-case basis.

Wall Material

Wall materials allowed will include: standard-size brick, natural stone and synthetic from designated manufacturers, wood clapboard and fiber cement siding (such as hardi-siding). Vinyl siding will not be allowed.

The main wall cladding material should be consistent on all elevations of the house to avoid the look of a false front. Veneers such as brick, stone, shakes, etc. shall wrap corners a minimum of 2' on interior lots (foundations included) and to rear or to a major element on corner lots and lots adjacent to common areas or as approved by the DRC. Any material transitions should occur at a logical place (break point; wall opening). Material changes which help to articulate the transition between the base, middle, and top of the building are appropriate. Secondary materials that blend well with the primary should be considered.

Masonry

Brick shall be coursed in running bond, common bond, or flemish bond. Accent patterns shall be used at sills, lintels, chimneys, etc. Natural stone can be used. Synthetic stone from the following manufacturers is also acceptable:

- Eldorado stone
- Cultured stone
- Cast stone (Rockcast or equivalent)

Siding

Siding may be lapped, dutch-lapped, or beaded if architecturally appropriate (for example, on Colonial Revival style homes). All joints in siding must be painted and caulked according to manufacturers recommended installation instructions.

Trim

All trim used with siding shall be a minimum of 5/4" thick.

Window, door, etc. trim should be on minimum of 4" wide jambs and 6' headers with drip cap/sediment detail. Trim to be evaluated per each specific architecture style.

Cantilevered Areas

Minor projections, such as bay windows and window seats, are allowed to be cantilevered. Any cantilever over 24" long will require decorative corbels beneath the superincumbent construction.

Front walls are only allowed to cantilever over areas such as the porch and garage. Second-story side walls cannot cantilever over the first floor.

WINDOWS AND DOORS

Windows and doors are important design elements that shall be part of the overall architectural massing and style chosen. It will be important to consider these elements on all sides of the building. A minimum of one window or door is required on all side elevations on upper and lower levels. Careful detailing based on style is encouraged. Fully recessed openings are allowed, as are acceptable projections that help to articulate wall planes.

Entrances

Main entrances are to face the major street and are to be identified by porches, roofs, or other focal points.

Door Material Style

Appropriate door materials include wood or anodized aluminum. Door color shall match with elevation and architectural style of house.

Appropriate doors (if first conforming to a particular style) include: raised panel, detailed entry, accent doors, and French doors. In general, doors should be hinged (except garage doors). Sliding glass doors are only allowed on rear or interior side yard elevations. Storm and screen doors are allowed; however, must be full glass panels with no horizontal/vertical structural framing and shall match the main door color.

Garage Doors

The visual impact of the garage door should be minimized whenever possible. This could include placement on the side or rear of the house, choosing doors that blend with the main cladding material and staggering the bays to break the line of the wall. Divided garage doors are encouraged on frontage conditions.

Carriage style hardware and glazing in overhead garage doors is required, particularly doors wider than 9'. Garage doors shall be paneled and have a variety of header/lintel treatments above.

Window Materials

Windows shall be made of wood, vinyl clad wood, vinyl, or metal. Windows can be single, double, or triple hung.

Window Detailing

Appropriate window detailing (if first conforming to the architectural style of the house.) includes:

- Color accented window frames
- Wood or vinyl shutters in compatible color, and with authentic sizing and attachment
- Accent windows
- Transoms and/or window groupings
- Bay windows and window seats
- Consistent theme and head/sill detailing, encouraged on all four sides
- Window screens should only be located on side and rear elevations. It is strongly suggested not to install screens on front and street side elevations.

Shutters

Shutters need to be sized to window and attached authentically (positioned correctly but not necessarily operable) and can be wood or sturdy vinyl with louvers or raised panels. Shutters only allowed on single windows, except where appropriate to an architectural style and as approved by the DRC on a case-by-case basis.

High Performance Windows

We encourage the use of high performance window frames and window glazings as they can minimize home heating and cooling loads.

DETAILS

Architectural Elements

Style-appropriate elements are encouraged as a means of streetscape variation. All should be designed as consistent components of the chosen architectural language and be part of a design that considers all sides of the building. Where architecturally appropriate these include:

- Balconies, porches, patios, decks, including covers and trellises
- Simple forms, shapes that will also help to limit punctures of the thermal envelope
- Columns, rails, openings, and archways compatible with the architectural style
- Chimneys in form and materials to match building style

Architectural Detailing

The exterior detailing shall be consistent with the style and be designed on all building sides. Where architecturally appropriate, these details can include:

- Trim: barge board, gable posts, louvers, brackets, dentils, pilasters, etc.
- Brick: quoining, window/door headers, pilasters, banding, soldier coursing, base corbelling, etc.
- Stone (natural and synthetic): keystones, sills, accents, etc.
- Siding: when it is used on the upper story a continuous 6" minimum frieze board and 6" corner trim is required

BUILDING ARTICULATION

Massing and Scale

The scale and massing of each building shall reflect the architectural style and intent that relates all parts of the structure as a whole. The design of the structure should be a consideration of all four sides.

Architectural and Color Diversity

The same elevation and color scheme will not be approved within four houses each side of the street and will only be reviewed and approved otherwise by the DRC on a case-by-case basis.

Building Articulation

Articulation of wall and roof planes will be required. No wall plane shall be greater than 40' in length without a break in plane, vertically or horizontally, a maximum that pertains to all sides of the building, for upper and lower levels. A minimum of one window per upper and lower levels on all side elevations is required. The appropriate articulation of each building, where architecturally appropriate, will include:

- Articulation of wall and roof planes
- Simple, strong forms
- 3-story maximum
- Thematic architectural elements
- Correctly scaled porches, entries, decks
- Architecturally appropriate roof forms
- Architecturally appropriate door and window styles and groupings

PORCHES, DECKS, AND BALCONIES

Porches and Decks

Minimum setback and other restrictions are laid out according to lot size and position. (see Chapter 7)

Porch column styles and widths should be consistent with the character of the house. An exposed beam/frieze is required at the top of the support columns on the underside of the soffit.

Rail, balusters, and spindles allowed for all front and side applications and corner lot side and rear elevations will include carpentry level painted or stained wood (not pressure treated pine), brick and metal (including cable rail if the appearance matches the style of the house). In addition to the materials previously listed, synthetic materials from specified manufacturers will also be allowed only for rear applications.

Porch Materials

- Porches shall be constructed of concrete, wood, brick, etc.
- Porches shall not be constructed of mill-finished aluminum. Porches may be constructed on pressure treated wood as the structural elements and covered with painted/stained finished wood exterior trim.
- Concrete porches shall be veneered in brick or wood lattice to appear as a brick or wood porch.

Porch Design

- Porches shall be painted or stained and a minimum of 7' deep.

- Two-story porches are permitted.
- Porches are required on at least 70% of all single-family detached lots.
- Wraparound porches are encouraged on all single-family detached corner lots.
- Railings shall have top and bottom rails centered on pickets or sawn balusters. Bottom rails shall be vertically proportioned and shall clear the floor.
- Spaces between pickets or balusters shall be no more than 3".
- Railings of side steps should match the railing of front porch.
- Lattice screening should be added below all porches and decks higher than 2' from the finished grade. Lattice shall be pressure treated wood (1"x2" minimum suggested), vinyl allowed if having the three dimensional appearance of wood (flat vinyl is not allowed), square type (not diagonal) and color shall match trim color of house.

Deck Design

- Material - recycled: the use of composite decking material with recycled content is encouraged. Pressure-treated material may be used for structural member but is discouraged for decking.
- Rails and caps of decks visible from adjacent streets and public walkways shall be painted to match the predominant color of the trim of the main building or as approved by the DRC.
- Decks on single-family attached homes (townhomes) shall incorporate privacy screens, designed as an integral part of the deck.

Deck Placement

- Decks shall be located in rear or side yards only and must be screened to a height of 5-6" when visible from the street.
- No decks are permitted above the first floor of the main house.

Ceilings

Ceilings shall be fiber cement panel with no exposed joints or bead board, including bead board panels, installed perpendicular to primary frontage to eliminate joints.

Flooring

Flooring on front applications will be a painted or stained material including carpentry level wood composites (Trex, Geodeck, Eon) or masonry (brick, slate, etc.). Pressure-treated pine decking (i.e. 5/4" smooth profile decking) is allowed for front and rear applications and will be reviewed and approved by the DRC only on a case-by-case basis.

The use of composite decking material with recycled content is encouraged for rear applications. Pressure-treated material may be used for structural members, but is discouraged for decking.

Structural Members

Pressure-treated pine will be allowed for structural members that are not highly visible. Screening will be required under any deck that exceeds 2' in height above ground. Screening may include landscape plantings and/or lattice. Lattice should be wood (2"x2" minimum suggested), vinyl allowed if having the three dimensional appearance of wood (flat vinyl is not allowed), square type (not diagonal except on rear applications) and color shall match trim color of house, stain, or accent color as approved by the DRC on a case-by-case basis.

Balconies

Balconies should be integrated into the overall design and tied to the structure by setting it into the building or using a well-detailed bracket system that is appropriate in scale and architectural style. Balconies, like porches and decks, should have detailing that adds visual interest to the building.

ROOFS AND CHIMNEYS

Roof Materials

Roof shingles will carry a 30-year warranty and come from a specified manufacturer; architectural grade dimensional shingles or composite slate will be required on lots that are 90' wide and above. Standing seam metal roofing will be allowed as a secondary roofing material.

Roof Forms and Slopes

Architecturally appropriate principal roof forms such as hip and gable are encouraged, along with varying roof planes and wall plates. Minimum roof pitch of 6:12 required on main roof area. A minimum overhang of 12" for all roofs is required. Minimum roof pitches shall be determined by architectural style. Steeper pitches than the minimums are also encouraged, particularly on side slopes, for a variety of forms along the street.

Secondary roof forms are also allowed and encouraged where architecturally appropriate and conducive to the building design.

Flat roofs are allowed over entry porticos and porches, but should be accompanied by an architectural cornice with a minimum of 24" in height.

The preferred location of skylights, if proposed, is on the rear or side slope of the roof. Also, they should have a flat profile.

All vent stacks, gas flues, and roof vents should be located on the rear slope of the roof wherever possible and should be prefinished to match the roof color.

Gutters and Downspouts

All gutters and downspouts shall be designed to reflect the architectural style of the building. Styles may be exposed or concealed. Designs may include, but are not limited to, full face, half round, concave, or others. Exposed gutters, downspouts, and flashing shall be painted to match adjacent roof, trim, or wall materials. Materials such as copper will be allowed if architecturally appropriate.

Chimneys

Chimneys located at the front elevation, extending through the roof from the center of the house or on the side of a house on a corner lot will be made of masonry and any bump-out would be required to continue down to the foundation. Chimneys on the sides of houses on interior lots or the interior side (opposite the side facing the road) on corner lots may be boxed out and finished with siding as approved by the DRC. Chimney flues shall be constructed of metal or tile.

MECHANICAL AND SOLAR EQUIPMENT, ANTENNAS, SATELLITE DISHES, AND LIGHTING

Mechanical Equipment

- All exterior mechanical equipment shall be screened from exposure to streets or adjoining lots and, as much as possible, from public view. This includes condensers, meters, satellite dishes, etc. which should be placed at the rear of the building, or least visible area.
- Exterior ground-mounted equipment must be screened with materials and structures that reflect the architectural style of the building. Landscaping may also be used for screening purposes.
- All meters shall be located on the least visible side, or rear of the house.
- Dryer vents shall be located in the garage, side, or rear yard and should not be visible from the street frontage.
- PVC, etc., wall penetration shall be painted to match adjacent trim or wall color.

Solar Equipment

All solar collectors require DRC approval. A drawing showing location of the unit on the roof showing visibility from streets and neighboring lots must be submitted to the DRC. Solar collectors shall be located as inconspicuously as possible. Whenever possible, collectors should be placed on the rear of the home or on the side that has the least public exposure. If collectors will be placed on front of home, a higher standard architectural panel (all black) may be required. Collectors shall be attached only to the main roof (no front dormers), not free standing or ground mounted unless otherwise approved by the DRC. Every effort must be taken to camouflage the plumbing and supports for the collectors. This camouflage may require completely encasing the collectors. All metal parts shall be painted to match the roof color. There shall be a minimum exposure of piping with no piping running down the side of the dwelling. The ideal installation is one that is laid flat on the roof. Any tree removal required to permit increased solar exposure to the collectors must adhere to the tree removal guidelines. No topping or removal of trees on association common areas and/or greenways shall be allowed.

Antennas

No exterior television or radio masts, towers, poles, antennas, or aerials may be erected.

Satellite Dishes

Satellite dishes shall be permitted and deemed approved, provided that any such Permitted Device is 3'-0" or less in diameter, placed in an inconspicuous location on the Lot in which an acceptable quality signal can be received and is screened from the view of adjacent units, streets and common areas in a manner consistent with the Community-Wide Standard and the Architectural Guidelines.

Lighting

- Lanterns or porch lights at the front entry are required. All light fixtures attached to the dwelling should match the chosen architectural style and be properly proportioned to the façade.
- Security lighting is permitted if it conforms to the overall design of the house. It should be shielded, attached and directed in such a way to avoid unwanted illumination carrying over to adjacent lots.
- Lighting must be white in color (i.e. LED, solar, incandescent, metal halide, fluorescent, quartz, or halogen).

Note: Additional mechanical information is contained in Chapter 7.

ACCESSORY BUILDINGS AND STRUCTURES

Acceptable accessory buildings include:

- Playhouse
- Workshop
- Studio
- Storage
- Dog House
- Garden Shed

Accessory buildings shall be constructed of the same materials and colors as the main building. Manufactured homes are not permitted as accessory buildings. Accessory buildings should be sited as close to the minimum setbacks as possible to maximize the yard area. Accessory buildings shall not exceed 2-stories in height. Homes located in Griffin Square have different restrictions regarding accessory buildings. Please see the Appendix for further information.

Accessory Structures

- Accessory structures, such as playhouses, doghouses, and garden/storage sheds are permitted with written approval of the DRC and shall not exceed 120 SF or 10'x12'. Landscape screening may be required.
- If permitted, accessory structures shall have the same colors and details of the main house.
- Playhouses must be placed in rear yards and must be in scale with the size of the yard and existing buildings. The playhouse must be painted to blend with the natural open space or with the colors of the house if the house is located nearby.
- Doghouses shall be located only in rear yards and a minimum of 10' from property lines and screened only as approved by the DRC. They should be built and painted to blend with their immediate surroundings and match the existing house. Landscaping may be required to soften the structure visually. Dog runs must generally follow the guidelines for fencing. Pre-fab chain-link dog runs generally will not be approved unless totally screened by wood fencing or located in a heavily planted area and black or dark green in color.
- Animal kennels are prohibited.
- Permanent exterior clotheslines are not allowed.

WHAT WILL BE FOUND IN THIS CHAPTER:

Lot/Home Overview:

Garage Specifications and Requirements

Single-Family Home Standards by lot size including:

- 49' and Less Lots
- 50' – 59' Lots
- 60' – 69' Lots
- 70' – 79' Lots
- 80' – 89' Lots
- 90' – 99' Lots
- 100' and Greater Lots

Multifamily Home Standards by type including:

- Townhome Standards

LOT/HOME DESIGN

Layout Options

Two important factors to consider when placing a house on a specific lot are the limits of the building envelope and the total impervious surface allowed per lot. The following is a description of each type of lot by size which includes more detailed information about the required setbacks, easements, and impervious surface limits. The diagrams do not show all possible layout options, instead they are outlines designed to show that a wide range of possibilities are available.

Garages

Two-car garages are to be the standard. One-car garages are acceptable but shall be set back 18' from the alley easement or provide 10' x 18' parking pad adjacent to 1-car garage. Any garage designed for a larger capacity requires approval from the DRC (ie. 3-car garages).

Detached and Partially Attached Garages

Detached (maximum 24' x 24') or partially attached garages are also encouraged wherever possible to minimize the appearance of the garage from the street. They should be of a complimentary design, quality, material, and color to the main dwelling.

Detached or partially attached garages on corner lots or other high exposure lots should be oriented to the minor street and will be of increased design quality consistent with the main dwelling. This shall include additional fenestration, trim, detailing, windows/glass in garage doors and 2-door appearance.

Garages on corner lots that have alley access also have the option for side entry.

Attached Front and Side Load Garages

Front load and side street garages shall have a 2 door appearance. Carriage style hardware is required on all garage doors. Additional architectural details such as brackets, trellis, roof overhangs, etc are encouraged to de-emphasize the garage. The color of the doors shall be compatible with the primary, trim, or accent color of the house.

A front facing garage must be set back a minimum of 2' from the front façade of home (measured from porch). No garage door shall be closer than 17.5' from front property line. Corner side-entry garages must be a minimum 18' from the side of right of way.

- Garage doors shall be compatible with the primary, trim, or accent house colors. A darker color is encouraged as it gives the illusion of the door receding rather than a brighter color.
- Drives should not be allowed adjacent each other (as possible).
- Additional landscaping may be required to soften driveway impact on street.

Driveways

- A mix of paired and unpaired driveway combinations is desirable to contribute visual interest along the street and help to provide sufficient space for trees.
- Driveways should be located as far as possible from open spaces, institutional uses, commercial sites, walkways, and intersections.
- Driveways should be located to the outside of a pair of View Terminus Dwellings at the top of a T-Intersection.
- Driveways should be a minimum of 10' in length. Driveways less than 18' are required to provide an additional 10'x18' parking pad.

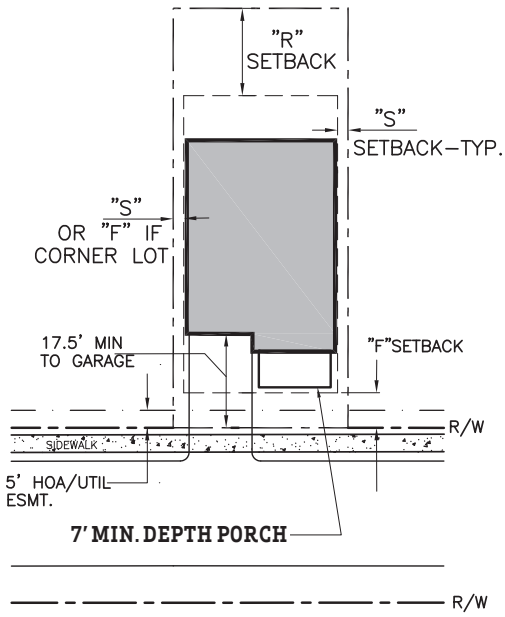
Porches, Stoops, Balconies, and Decks

- Front porches and stoops will be required on all houses located on lots less than 49' in width. Stoops will be permitted on no more than 30% of such lots in each phase of development.
- On lots less than 49' in width, porches shall be a minimum of 7' deep (8' depth strongly recommended) and will comprise a minimum of 30% of the length of the façade.
- Minimum setbacks and other restrictions are laid out according to lot size and position (see Lot Setbacks Section).
- All porches, stoops, balconies, and decks should be integrated into the overall design of the house and scaled appropriately.
- Detailing should match the architectural style chosen and also add visual interest to the building.

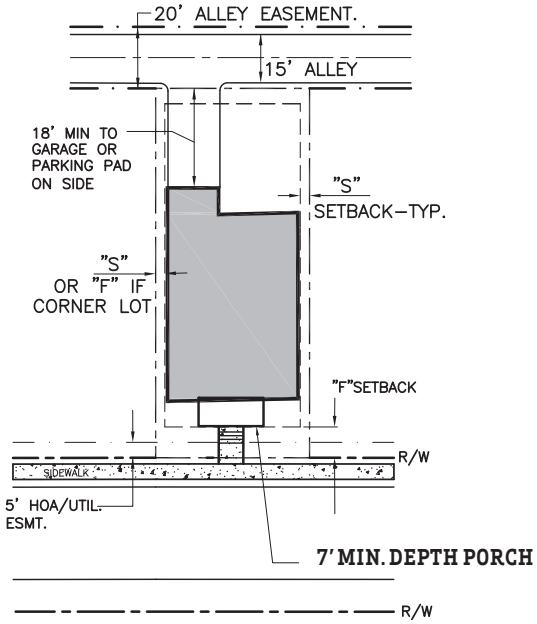
Easements

Some lots are or may be encumbered by private utility drainage easements, private drainage easements, public utility drainage easements, public utility sewer easements, public utility easements, landscaping easements, sign easements, sight easements, and/or similar common area or utility easements. Any structures or vegetation located within such easement areas (including patios, decks, fences, playground equipment, sheds, bushes, trees, grass, and landscaping) may be disturbed and/or removed by the owner or beneficiary of such easement if removal is necessary to access or maintain the easement area or install, maintain, repair, reconstruct, or remove the easement owner's facilities within the easement. The lot owner will be solely responsible, at its own cost, for replacing, reinstalling, rebuilding, or restoring any of Buyer's improvements within the easement area affected by the work of the easement owner. Notwithstanding the foregoing, Buyer may not make any changes to the slope or grade within an easement area that would impair or alter drainage patterns within the easement.

Examples of the garage setbacks



Typical Front Load Lot



Typical Rear Load Lot

LOT SETBACKS – SINGLE-FAMILY HOME STANDARDS

49′ and Less

- All plans submitted for review must include the total impervious surface calculation per lot, which includes building footprint, garage footprint, and any paved surface (driveway, walk, patios, etc.). All plans must be approved by Newland.
- Front Setback: 10’ (20’ maximum)
- Side Setback: 3’
- Corner Side Setback: 10’
- Rear Setback: 20’ Front Load garage lot condition (no alley lots)
- Rear Setback Alley: 18’
- Garage Setback Front Load Condition: 2’ from front façade of the house (measured from porch)/17.5’ from front property line.

50′ – 59′ Interior Lots, Corner Lots, Street and Alley Loaded

- All plans submitted for review must include the total impervious surface calculation per lot, which includes building footprint, garage footprint, and any paved surface (driveway, walk, patios, etc.). All plans must be approved by Newland.
- Front Setback: 10’
- Side Setback: 3’
- Corner Side Setback: 10’
- Rear Setback: 20’ Front Load garage condition (no alley lots)
- Rear Setback Alley: 18’
- Garage Setback Front Load Condition: 2’ from front façade of the house (measured from porch)/17.5’ from front property line.

60′ – 69′ Interior Lots, Corner Lots, Street and Alley Loaded

- All plans submitted for review must include the total impervious surface calculation per lot, which includes building footprint, garage footprint, and any paved surface (driveway, walk, patios, etc.). All plans must be approved by Newland.
- Front Setback: 10’
- Side Setback: 5’
- Corner Side Setback: 10’
- Rear Setback: 20’ Front Load garage lot condition (no alley lots)
- Rear Setback Alley: 18’
- Garage Setback Front Load Condition: 2’ from front façade of the house (measured from porch)/17.5’ from front property line.

70′ – 79′ Interior Lots, Corner Lots, Street and Alley Loaded

- All plans submitted for review must include the total impervious surface calculation per lot, which includes building footprint, garage footprint, and any paved surface (driveway, walk, patios, etc.). All plans must be approved by Newland.
- Front Setback: 10’
- Side Setback: 5’
- Corner Side Setback: 10’
- Rear Setback: 20’ Front Load garage lot condition (no alley lots)
- Rear Setback Alley: 18’
- Garage Setback Front Load Condition: 2’ from front façade of the house (measured from porch)/17.5’ from front property line.

80′ – 89′ Interior Lots, Corner Lots, Street and Alley Loaded

- All plans submitted for review must include the total impervious surface calculation per lot, which includes building footprint, garage footprint, and any paved surface (driveway, walk, patios, etc.). All plans must be approved by Newland.
- Front Setback: 15’
- Side Setback: 8’
- Corner Side Setback: 15’
- Rear Setback: 20’ Front Load garage lot condition (no alley lots)
- Rear Setback Alley: 18’
- Garage Setback Front Load Condition: 2’ from front façade of the house (measured from porch)/17.5’ from front property line.

90' – 99' Interior Lots, Corner Lots, Street and Alley Loaded

- All plans submitted for review must include the total impervious surface calculation per lot, which includes building footprint, garage footprint, and any paved surface (driveway, walk, patios, etc.). All plans must be approved by Newland.
- Front Setback: 15'
- Side Setback: 10'
- Corner Side Setback: 15'
- Rear Setback: 20' Front Load garage lot condition (no alley lots)
- Rear Setback Alley: 18'
- Garage Setback Front Load Condition: 2' from front façade of the house (measured from porch) /17.5' from front property line.

100' and Greater Interior Lots, Corner Lots, Street and Alley Loaded

- All plans submitted for review must include the total impervious surface calculation per lot, which includes building footprint, garage footprint, and any paved surface (driveway, walk, patios, etc.). All plans must be approved by Newland.
- Front Setback: 15' (35' maximum)
- Front Setback without porches: 30' (35' maximum) Porches and stoops can extend 5' into the 30' minimum front building setback and the maximum building setback of 35' for the house still applies.
- Side Setback: 10'
- Corner Side Setback: 17'
- Rear Setback: 20' Front Load garage lot condition (no alley lots)
- Rear Setback Alley: 18'

TOWNHOME LOTS, ALLEY LOADED

Massing

The massing and design of each townhome block rather than the individual units will be reviewed and approved.

The following design criteria shall apply:

- A variety of forms and materials is encouraged; the mixing of incompatible architectural elements or styles is not allowed.
- The overall streetscape (intersection to intersection) shall display massing and design continuity while also incorporating variety.
- Sufficient wall articulation is required to avoid large unbroken expanses of roof or wall planes including the stepping of units and the use of bays and gables where appropriate.
- Distinctive design features at end units are encouraged to create a sense of place, such as tower features, bay projections, second-story balconies, or other suitable feature is encouraged.
- Compatibility in height and massing between adjacent dwellings and dwellings on the opposite side of the street is required.
- All townhome buildings shall provide detailed design along all primary elevations and elevations facing a public street or open space. Detailed design shall be provided by using at least (5) of the following architectural features as appropriate for the proposed building type and style (may vary features on rear/side/front elevations): Dormers, gables, recessed entries, covered porch or stoop entry, cupolas or towers, pillars or posts, eaves (minimum 10" projection which may include gutter), off-sets in building face or roof (minimum 16"), window trim, bay windows, balconies, and decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, and similar features).

Unit Count

The maximum number of units per block is defined by the site plan on a case-by-case basis.

ARCHITECTURAL DESIGN – CIVIC BUILDINGS

The design of civic building(s) shall complement the surrounding architecture of Wendell Falls. This shall be achieved through the use of similar colors, materials, and building forms used throughout the existing development. Building cladding materials shall be of high quality such as masonry, precast concrete, architectural metal panels, heavy timber, metal screens and awnings, cementitious siding and panels, aluminum storefront and glass. Additional materials such as exterior insulation finishing systems (EIFS) may be used but should not comprise the majority of cladding for any building. Roof systems may include single ply membrane roofs, standing seam metal, and architectural shingle roofs. All HVAC equipment must be screened from view within each parcel.

Building colors shall be similar to those of surrounding buildings in the development. A list of materials and colors may be included in overall design guidelines for the development separate from the requirements listed here. Buildings shall have changes in roofline, wall depth, facade design, building materials, and or color for walls over 100' in length. Design features and architectural style shall be complementary of the existing development and subject to the approval of Wendell Falls Master Developer.

Landscape and site lighting design shall fit the standards of Wendell Falls. Furthermore, special attention should be given as to how the site plan and landscaping for civic buildings are integrated with the surrounding uses. Supplemental plantings may be required in order to mitigate the impact on surrounding uses.

All building elevations, site plans, and landscaping are subject to review and approval by the Wendell Falls Design Review Committee prior to the start of construction.

WHAT WILL BE FOUND IN THIS CHAPTER:

Landscape and Site Design:

Landscape and Hardscape Design Introduction:

- Sustainable landscape principles

Landscape Design – Comprehensive Standards:

- Configuration and massing
- Materials, irrigation, drainage, grading
- Plant categories, street trees

Landscape Design – Residential Standards:

- Defined by lot size, typical layout

Hardscape Design:

- Fences
- Garden walls
- Patios, terraces, and decks
- Lead walks
- Driveways and parking
- Retaining walls
- Lighting, mechanical equipment, and refuse containers
- Swimming pools, accessory structures, site furnishings, and recreation items

LANDSCAPE AND SITE DESIGN

Sustainable Principles

The integration of sustainable landscape and site design principles is vital to Wendell Falls to manage natural, economic, and social systems and resources in a way that enhances quality of life. Residential sustainable landscape principles at Wendell Falls include:

- Using native and drought tolerant plant species to conserve water, reduce or eliminate the need for pesticides and fertilizers, minimize maintenance, and to provide food and shelter for native wildlife. In addition, restoration of native landscapes can inspire a sense of place within Wendell Falls as well as the broader Piedmont community.
- Preservation of existing vegetation and minimizing disturbance and compaction of existing soil structure wherever feasible.
- Use of vegetation to provide shade on southern and western exposures to increase energy efficiency of the home. Also, the use of vegetation to shade impervious surfaces.
- Encouraging the use of pervious surfaces to decrease or eliminate runoff and increase stormwater control measures such as pervious pavement, planting beds, and rain gardens.
- Using vegetated filter strips, rain water harvesting to reduce storm water runoff and maintain water quality. The incorporation of various types of rain gardens or bio-retention areas are highly encouraged on individual lots to reduce the impacts of storm water runoff above and beyond the community-wide storm water management measures.
- Use of materials and construction methods specific to the region in context with local history, culture, and climate.
- Maximizing the use of renewable and indigenous resources in site development and management.
- Minimizing the demand for and recycling resources such as water, energy, and materials.

Impervious Surface Limits

Each lot has an impervious surface limit assigned to it based on its product segmentation as assigned and required by Wendell Falls. Each builder will be required to submit impervious surface calculations with each building plan. This limit will include the building envelope and any accessory building or hardscape, so all must be considered in the overall lot layout. A variety of methods can be used to decrease impervious surfaces, including the use of permeable driveway materials and storm water management techniques (i.e. collecting runoff). Open wood decking or the water surface of swimming pools are not considered to be impervious. Lot impervious surface limits will be calculated and confirmed as new phases and developed lots are constructed.

Configuration and Massing

The exterior design of the residential lot should be viewed as an opportunity to create outdoor spaces or rooms as an extension of the living area of the home.

- Trees, shrubs, hedges, and groundcover should be massed to define these outdoor spaces, reinforce the primary entry, and enhance the house design, the street, and the neighborhood.
- Massing of plants of one species is recommended, particularly next to fences or walls, or to create hedges and background plantings.
- Foundation plantings are required along the face of any structure oriented toward a street. The extension of additional plantings is encouraged and required to the extent dictated by the maximum amount of lawn coverage.
- In general, large areas of turf are discouraged in order to reduce irrigation, maintenance, storm water runoff, and fertilizer/ pesticide use.
- In addition, landscape beds consisting of foundation, shrubs and groundcover plantings around the entire perimeter of all structures are encouraged.

Materials

- The entire area of the lot not occupied by structures or paving shall be landscaped with plants or lawn grasses unless within the drip line of a tree preservation area (these areas must be mulched as a minimum).
- Required turf is a warm season turf—Bermuda or Zoysia based on its drought tolerant and adaptive characteristics.
- All plants shall be alive and healthy; no artificial plants shall be allowed.
- Mulching is required to help recently installed plant material retain moisture, establish healthy root systems, and reduce weeds. All trees, shrubs, and groundcover shall be located in beds with 3" of mulch and or clean pine straw throughout. Mulch shall be shredded bark, pine straw, pine bark nuggets. Mulch material should be compatible with the associated existing tree types (i.e. pine straw is to be used if the prominent existing trees of the specific areas are pines).
- Trees should be used to complement architectural features and not obstruct views from windows.
- Natural stone boulders as accents or focal points in the landscape are acceptable (as approved by the DRC). They should typically be installed partially below grade and included as part of a planting bed. All proposed natural stone boulders are to be reviewed by the DRC in the DRC Landscape Submittal review process.

Irrigation

- With the use of native and xeriscape plant materials, the need for long-term irrigation systems on lots will be reduced.
- Shrubs/groundcover beds generally do not require extensive amounts of water after initial installation and establishment period for generally 12 months. For this reason, if irrigation is desired in bed areas, a low emitting, drip irrigation system should be used.
- Repairs to sidewalk due to additions or modifications of a resident owned irrigation system are the responsibility of the homeowner.

Drainage and Grading

- All areas disturbed by grading or construction activity shall be landscaped with turf, groundcover, or shrub beds. Mulched beds without landscape material are not acceptable follow-up treatments for disturbed areas.
- All disturbed areas shall be finish graded to provide smooth and even grades.
- Drainage of the lot must conform to all town, county, and state requirements.
- There shall be no interference with the established drainage pattern over any property except as approved in writing.
- Owners may make minor drainage modifications to their lots provided they do not alter the established drainage pattern with the approval of the DRC.
- The routing of all underground piping as it relates to gutter and downspout locations on the primary residence and any accessory building must be identified on the site and submitted for review.

Soil Preparation

- Planting soil: ASTM 5268 topsoil, with pH range of 5.5 to 7, a minimum of six percent organic material content; free of stones 1" or larger in any dimension and other extraneous materials harmful to plant growth.
- Newly graded subgrades: Loosen subgrade to a minimum depth of 4". Remove stones larger than 1" in any dimension, sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.

- Spread planting soil to a depth of 2" but not less than required to meet finish grades after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
- Spread approximately 1/2 the thickness of planting soil over loosened subgrade. Mix thoroughly into top 4" of subgrade. Spread remainder of planting soil.
- Finish grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2" of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit finish grading to areas that can be planted in the immediate future.

LANDSCAPE DESIGN AND PLANTS

Shade Trees

- Deciduous and evergreen shade trees shall be used in yards to create pockets of shade, screen southern/western building faces, and provide fall or year-round color.
- 2" caliper minimum install size for required shade trees.

Evergreen Trees

- Evergreen trees shall be used for visual screening, accents, and year-round foliage.
- 6' 0" minimum install height for required evergreen trees

Ornamental Trees

- Flowering trees used to provide seasonal color, primarily in spring and summer as well as to provide intermediate vertical scale.
- 1.5" caliper or 8' 0" height minimum for required ornamental trees

Landscape Border

The landscape border is comprised of the following general categories and is intended to provide vertical layering, texture, and color interest. The total required amount of landscape border area for front yards is typically dictated by the maximum amount of turf listed in each lot category. Foundation plantings shall be planted at a size that will provide impact upon installation and will serve as the framework for the border. All material shall be installed at a spacing that will achieve 80% coverage within two years. To provide vertical layering and interest, foundation plantings/shrubs should comprise at least 50% of the landscape border and groundcover, perennials, and annual beds should comprise at least 25% of the landscape border.

Foundation Plantings

- Evergreen shrubs used primarily around the foundations of structures and porch skirting.
- Plantings shall be 24" minimum installed height and 3' on center spacing unless larger growing specimens are being utilized, in which case spacing may be increased.
- All building edges shall have planted beds of shrubs or groundcover and shall be reviewed on a case-by-case basis.
- Shrubs should be used to complement architectural features and not obstruct views from windows.
- Front and corner lot, street-side foundations shall have at least two rows of shrubs (or one row of shrubs and a 2' wide planting of groundcover). The placement of small trees along the building's foundation is also acceptable. The location and choice of plants should complement the architectural features of every building. Such plants shall only partially obstruct views from windows.
- Large blank or long walls without windows need to have plants grouped in clusters and masses in order to minimize the effect of the wall and to provide a better scale with surroundings.

Shrub Plantings

A variety of deciduous and evergreen shrubs and ornamental grasses used to create lush landscape beds.

Groundcover Plantings

A variety of low-growing, spreading plants used in mow strips around fences, structures, and in conjunction with other plantings within landscape beds to provide vertical layering.

Perennials/Annuals/Bulbs

A variety of flowering plants used in landscape beds to provide seasonal color.

Lawn Grasses: Turf Coverage Standards

Definitions:

- Front Yard: The extension of the primary front façade of a home to the side yard property line and forward to the front property line (R.O.W. line).
- Rear and Side Yards: All areas outside of the Front Yard and enclosures (homes, garages, shed, etc.)

General:

The goals of the turf coverage maximum standards are to promote sustainable water usage and reduce lawn care measures such as mowing and over fertilization. By reducing the lawn areas in the front yard, the public realm of the project will by highlighted by a mid-level landscape, recognizing a richer environment. If warm season grass is used, overseeding in the fall with an annual rye is recommended.

- Turf Types: front, side, and rear yard: warm season turf types.
- Warm season grasses
  - Hybridized Bermuda: seeded or vegetative cultivars (sprigs, plugs, or sod)
  - Zoysia grass: recommended cultivars include, but are not limited to Cavalier, Emerald, Pallisades, Zeon, and Zorro
  - Satisfactory seeded turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq.ft. and bare spots not exceeding 5 by 5 inches.
- Grass located in the right-of-way shall remain Bermuda.

Street Trees

Street tree planting is required along all public streets. Builders and/or Wendell Falls provide street trees per the master street plan. It is the Owner's responsibility to maintain the street tree(s) and all landscaping comprising the home, any adjacent common area or public-right-of way lying between the lot boundary and any wall, fence or curb within 15' of the lot boundary. Removal of any trees (including street trees), shrubs, or similar plantings must be approved by the DRC.

HOA Easements

- The 5' HOA easement is designed for placement of street trees.
- Shrub and groundcover beds may extend into this area. However, if utility maintenance and/or access is required, replacement of any damaged plant material will be the responsibility of the Owner.

Native and Adaptive Plants

Native species are those that naturally occur in an area; they have not been introduced by human action. Native species have evolved over time with the physical and biological factors specific to their region, such as climate, soil, rainfall, and interactions with other plants, animals, and insects that live in the area. Native species are uniquely adapted to the local conditions and the area's wildlife, including important pollinators and migratory birds.

Native plants have many inherent qualities and adaptive traits that make them aesthetically pleasing and ecologically valuable for landscaping.

Plant List

The recommended plant list on the following two pages is intended to provide a general understanding of the plant material palette that is to be used within Wendell Falls to support the goals of the use of native plant species, sustainability, and the various design elements described in this section. This list is not intended to be all-inclusive, subject to meeting the primary goals and objectives of this section be met. To allow some flexibility some non-natives have been listed, however, as previously described, emphasis should be placed on the native species. Consideration should be given to the specific microclimatic, soil, and other site specific conditions that would influence plant material selection. In addition, due to the natural features of the site and location, the impact of wildlife should also be considered in the selection of plant material. In many areas of the project, plant materials may need to be selected that are not attractive to deer and other wildlife.

Invasive Plant List

www.usna.usda.gov/Gardens/invasives.html

www.ncbg.unc.edu/invasive-plants-resources

RECOMMENDED PLANT LIST

Shade Trees

Red Maple	*Acer rubrum*
Tulip Tree	*Lirodendron tulipifera*
River Birch	*Betula nigra*
Bitternut Hickory	*Carja cordiformis*
Pignut Hickory	*Carya*
Blackgum	*Nyssa sylvatica*
Yellowwood	*Cladrastis kentuckea*
White oak	*Quercus alba*
Southern red oak	*Quercus falcate*
Laurel Oak	*Quercus laurifolia*
Willow oak	*Quercus phellos*
Red Oak	*Quercus rubra*
Post Oak	*Quercus stellate*
Scarlet Oak	*Quercus coccinea*
Black Oak	*Quercus velutina*
Live Oak	*Quercus virginiana*
Bald Cypress	*Taxodium disthichum*
Black Locust	*Robinia pseudoacacia*
Sweet gum	*Liquidambar styraciflua*
Alee, Athena, Elm	*Ulmus sp; various cultivars*
American Beech	*Fagus grandfolia*
Sycamore	*Platanus occidentalis*
Little Leaf Linden	*Tilia cordata*
American Linden	*Tilia americana*
Loblolly pine	*Pinus taeda*
Shumard Oak	*Quercus Shumardii*
Trident Maple	*Acer buergeranum*
Nutall Oak	*Quercus nutalli*
Overcup Oak	*Quercus lyrata*
Japanese Pogoda	*Sophora japonica*
'Dynasty Chinese' Elm	*Ulmus parvifolia*
'Green Vase' Zelkova	*Zelkova serrata*

Evergreen Trees

Southern Magnolia	*Magnolia grandifolia*
Devilwood	*Osmanthus americanus*
Deodor Cedar	*Cedrus deodora*
Yaupon Holly	*Ilex vomitoria*
Nellie Stevens, Fosters	*Ilex sp; various cultivars*
Savannah Holly	*Ilex x attenuate 'Savannah'*
Eastern Red Cedar	*Juniperus virginiana*

Ornamental Trees/ Flowering Trees

Eastern redbud	*Cercis anadensis*
Serviceberry	*Amelanchier aborea*
Yellow Buckeye	*Aesculus fiava*
Star Magnolia	*Magnolia stellata*
Sweetbay Magnolia	*Magnolia virginiana*
Saucer Magnolia	*Magnolia x soulangiana*
American Hornbeam	*Carpinus caroliniana*
White Redbud	*Cercis canandensis 'Alba'*
Constellation Flowering Dogwood	*Cornus rutcan 'Constellation'*
Oklahoma Redbud	*Cercis reniformis*
Flowering Dogwood	*Cornus florida*
Kousa Dogwood	*Cornus kousa*
Cornelian Cherry Dogwood	*Cornus mas*
Crepe Myrtle	*Lagerstroemia indica*
Sourwood	*Oxydendrum arboreum*
Persimmon	*Diospyros virginiana*
Ironwood	*Carpinus caroliniana*
European Hornbeam	*Carpinus betulus Fastigiat*
White Fringetree	*Chionanthus virginicus*
Carolina Silverbell	*Halesia carolina*
Chaste Tree	*Vitex agnus-castus*
Winterberry	*Ilex verticillata*
Crape myrtle	*Lagerstroemia indica*

Shrubs

Glossy albelia	*Abelia x grandifiora*
Gardenia	*Gardenia jasminoides*
Tag alder	*Alnum serrulata*
Dwarf ardenia	*Gardenia radicans*
Red chokeberry	*Aronia arbutifolia*
Witch hazel	*Hamamelis virginiana*
Black hokeberry	*Aronia melanocarpa*
Snowhill hydrangea	*Hydrangea aborescens*
Hybrid azalea	*Azalea hybridia*
Bigleaf hydrangea	*Hydrangea macrophjlla*
Indian azalea	*Azalea indica*
PeeGee hydrangea	*Hydrangea paniculata*
Wintergreen barberry	*Berberis julianae*
Oakleaf hydrangea	*Hydrangea quercofolia*
Japanese barberry	*Berberis thunbergii*
Dense hypericum	*Hypericum densifiorum*
Dwarf Butterfly bush	*Buddleia davidii (dwarf varieties only)*
Shrubby St. John's Wort	*Hypericum prolificum*
Beautyberry	*Callicarpa Americana*
Buford holly	*Ilex cornuta burfordii nana*
Sweetshrub	*Calycanthus fioridus*
Carissa holly	*Ilex cornuta Carissa*
Camellia	*Camellia japonica*
Dwarf horned holly	*Ilex cornuta rotunda*
Sasanqua Camellia	*Camellia sasanqua*
Compacta Japanese holly	*Ilex crenata compacta*
Dwarf hinoki cypress	*Chamaecyparis obtuse*
Heller Japanese holly	*Ilex crenata helleri*
Gold thread chamaecyparis	*Chamaecyparis pisifera*
Soft touch Japanese holly	*Ilex crenata soft touch*
Summersweet	*Clethra alnifolia*
Sky pencil Japanese holly	*Ilex crenata sky pencil*
Cinnamonbark	*Clethra acuminate*
Steeds Japanese holly	*Ilex crenata steeds upright*
Silky dogwood	*Cornus amomum*
Inkberry	*Ilex glabra*
Hazelnut	*Corylus Americana*
Dwarf yupon holly	*Ilex vomitoria nana*
Winter daphne	*Daphne odora*
Bordeaux holly	*Ilex vomitoria Bordeaux*

Bush-honeysuckle	*Diervilla sessilifolia*
Common winterberry	*Ilex verticillata*
Winged euonymus	*Euonymus alatus*
Virginia sweetspire	*Itea virginica*
Hearts-a-bustin	*Euonymus americanus*
Shore juniper	*Juniperus conferta*
Large fothergilla	*Fothergilla major*
Parson's juniper	*Juniperus davurica*
Creeping juniper	*Juniperus horizontalis*
Loropetalum	*Loropetalum chinense*

Shrubs Continued

Spicebush	*Lindera benzoin*
Oregan Grape	*Mahonia aquifolium*
Wax myrtle	*Myrica cerifera*
Fortune tea olive	*Osmanthus x fortune*
Mock orange	*Philadelphus coronaries*
Scarlet firethorn	*Pyracantha coccinea*
India hawthorn	*Rhaphiolepis indica*
Sweet azalea	*Rhododendron aborescens*
Flame azalea	*Rhododendron calendulaceum*
Wild or Pinxter azalea	*Rhododendron periclymenoides*
Pinkshell azalea	*Rhododendron vaseyi*
Smooth sumac	*Rhus glabra*
Carolina rose	*Rosa Carolina*
Swamp rose	*Rosa palustris*
Silky willow	*Salix sericea*
Elderberry	*Sambucus Canadensis*
Coralberry	*Symphoricarpus orbiculatus*
Arborvitae	*Thuja accidentalis*
Highbush blueberry	*Vaccinium corymbosum*
Cranberry	*Vaccinium macrocarpon*
Lowbush blueberry	*Vaccinium pallidum*
Deerberry	*Vaccinium stamineum*
Maple-leaf viburnum	*Viburnum acerifolium*
Hobblebush	*Viburnum alnifolium* }
Witherod vibernum	*Vibernum cassinoides*
Arrowwood	*Viburnum dentatum*
Chinese snowball	*Viburnum macrocephalum*
Double file viburnum	*Viburnum plicatum tomentosum*

Vines

Dutchman's pipe	*Aristolochia macrophjlla*
Crossvine	*Bignonia capreolata*
Trumpet creeper	*Campsis radicans*
Clematis	*Clematis hybridia*
Sweet autumn clematis	*Clematis maximowicziana*
Virgin's bower	*Clematis virginiana*
Climbing hydrangea	*Decumaria barbara*
Carolina jessamine	*Gelsemium sempevirens*
Coral honeysuckle	*Lonicera sempervirens*
Virginia creeper	*Parthenocissus quinquefolia*
Passion flower	*Passivlora incarnate*
Climbing rose	*Rosa hybrida*
Fox grape	*Vitis abrusca*

Groundcover

Maidenhair fern	*Adiantum pedatum*
Ebony spleenwort	*Asplenium platyneuron*
Lady fern	*Athjrium felix-feimina*
Hay-scented fern	*Dennstaedita punctiloba*
Wood fern	*Dryopteris marginilis*
Autumn fern	*Dryopteris autumnolis*
Lenten rose	*Helleborus orientalis*
Daylily hybrid	*Hemerocallis hybridia*
Hosta	*Hosta lancifolia*
Liriope	*Liriope muscarii big blue*
Sensitive fern	*Onclea sensibilis*
Ostrich fern	*Matteuccia struthiopteris*
Cinnamon fern	*Osmunda cinnamomea*
Interrupted fern	*Osmunda claytoniana*
Royal fern	*Osmuch regalis*
Christmas fern	*Polystichum acrostichoides*
Chain fern	*Woodwardia areolata*
New York fern	*Thelypteris novaboracensis*
Common woodsia	*Woodsea obtuse*

Ornamental Grasses

Carex Pennsylvatica	*Luzula species*
Calamagrostis	*Acurus graminels*
Andropogon	*Panicum*

Perrenials

Doll's eyes	Carolina phlox
Blue star	Thimbleweed
Wild columbine	Green dragon
Jack-in-the-pulpit	Goat's-beard
Swamp milkweed	Butterfly-weed
White wood aster	Late purple aster
False goatsbeard	Wild indigo
Blue cohosh	Pink turtlehead
Black cohosh	Coreopsis
Bleeding heart	Shooting star
Joe-Pye weed	Wild geranium
Sunflower	Blazing star
Turks-cap lily	Cardinal flower lobelia
Great lobelia	Fringed loostrife
Bishop's cap	Bee balm
Carolina phlox	Garden phlox
Solomon's seal	Blackeyed Susan
Bloodroot	Fire pink
Winkle-leaf goldenrod	Bush pea
New York ironweed	

RESIDENTIAL STANDARDS – STANDARDS BY LOT SIZE

Overall

- Trees per street tree plan
- Corner lots may require additional street trees per approved street tree plan
- Foundation plantings as required
- HVAC units/utilities shall be screened

Townhomes

Front Yard

- Shrubs 50% coverage minimum
- Groundcover 35% minimum

Side Yard and Corner Lots

- Plant corner lots with a continuous shrub bed around the corner of the principal building.

26' – 44' Lots

Front Yard

- One ornamental tree
- Foundation plantings as required
- 40% maximum turf coverage

Rear Yard

- Five ornamental shrubs
- 65% Maximum turf coverage

45' – 59' Lots

Front Yard

- Shade tree per street tree plan on lots over 40'
- One ornamental tree
- Foundation plantings as required
- 40% maximum turf coverage

Rear Yard

- One ornamental tree
- 65% Maximum turf coverage

60' – 79' Lots

Front Yard

- Shade tree per street tree plan
- One ornamental tree
- Foundation planting as required
- 40% maximum turf coverage

Rear Yard

- One shade tree
- One ornamental tree
- 65% maximum turf coverage.

80' and Wider Lots

Front Yard

- Shade tree per street tree plan
- One ornamental tree
- Foundation plantings as required
- 40% maximum turf coverage

Rear Yard

- One ornamental tree
- One shade tree
- 65% maximum turf coverage

Additional Requirements

- One additional ornamental tree in front or rear yard
- One additional evergreen tree in front or rear yard

Front Loaded Lots

On front loaded lots (where driveways extend along segments of the lot line to access garages set back from the street) screening shall be provided along the lot line to minimize views of paving and cars from the adjacent home.

This screening shall be provided in the form of fencing as described in this section and/or plant material. Continuous evergreen plantings shall be provided along the drive at a minimum installed height of 18"- 24" and of materials that will achieve a minimum mature height of 30"-36".

RESIDENTIAL STANDARDS – TYPICAL LAYOUT

Screens and Plant Strips

- An 18" planting strip is required between the house and any front-loaded driveway leading to the side or rear of the lot. These strips are to be planted with trees, flowers, shrubs, and/or ornamental grasses.
- Garage doors and driveway parking areas facing adjacent lots shall be screened with shrubs and/or trees near the property line.
- Landscape screening is required at all locations in which living areas of a home are visible to and from an adjacent home.
- The islands that divide the driveways along all alleys (perpendicular to the driveways) are required to have an 18" planting strip planted with shrubs, flowers, and/or ornamental grasses.

Alley Access

The alleys at Wendell Falls offer the ability to locate and provide access to service and mechanical oriented functions from the back side of the lot, keeping the pedestrian realm of the front streetscape less cluttered and available for landscaping and other amenities.

HARDSCAPE DESIGN – FENCES AND WALLS

General Design

Fences and walls further define private areas around a residential structure. Coordinate the design and materials of these elements with the design and materials of the house in terms of color, quality, scale, and detail. In general, fences shall be made of wood (painted, stained, or sealed) and/or metal (painted or powder-coated gloss or semi-gloss black). Alternate materials (such as vinyl, brick, stone, etc.) and colors will be reviewed and approved by the DRC on a case-by-case basis and if they are compatible with the main building and surrounding buildings and portray a sense of permanence and quality. Fence selection should be coordinated with the architectural detailing of the individual lot's house design and detailing. Fences shall be located within property lines and as noted on typical corner and typical interior fence layouts. Refer to fence layouts for additional neighborhood requirements. For lots located in Griffin Sqaure, please see Appendix for additional fencing requirements. Fences shall not impede storm water flow.

HOA Easement

Each lot has an HOA easement of 5' measured from the property line. Fences can be placed within this easement a minimum 6" from the property line. If a transformer is located within the easement, the fence must not be placed in front of it, instead the fence should wrap around the transformer to ensure access from the front.

Rear Yards

- Rear yards may have privacy fences not exceeding 6' in height.
- These privacy fences shall be constructed of wood, aluminum, metal, brick, or combination as reviewed/approved by DRC.
- Privacy fences may be installed in side yards (no corner lots) if located a minimum of 10' from the front building façade.
- Privacy fences shall be installed within 6" of property line on interior lots. On alley lots 4' from alley as noted on typical interior and typical corner lot fencing layouts. If the adjacent property has an existing fence, locate the new fence 36" from the existing for maintenance.

Front Yards

- Front yard fences may be allowed on a case-by-case basis, 30" minimum to 36" high maximum. Front yard fences, where allowed, shall also turn down side yards back to the front edge of house. There may be some areas determined by the DRC where front yard fences will not be allowed.

Side Yards

- Transition fences are recommended between front yard fences and privacy fences (if existing).
- Side fences (if proposed by homeowner) shall be installed within the property line to maintain street continuity.
- Side yards along side streets and public walkways shall have wood or metal picket fences (if proposed by homeowner) the same as if they were front yards or may have screen fences up to a 4' height with a set back from the street-side property line at least 5'. If the adjacent property has an existing fence, locate the new fence 3' from the existing for maintenance.

Fence Construction and Materials

- Fence materials shall include vinyl, wood, aluminum, metal, brick, or stone.
- Wood fences shall be painted, stained, or sealed.
- Chain link, horizontal rail, and roll wire fencing are not permitted.
- "Living fences," wood frame with living vines supported by roll wire type fencing, may be allowed in certain conditions with approval granted by the DRC on a case-by-case basis.
- Lattice shall be wood (1"x2" minimum suggested), vinyl allowed if having the three dimensional appearance of wood (flat vinyl is not allowed), square type (not diagonal except on rear applications) and color shall match trim color of house, stain, or accent color as approved by the DRC.
- All fences must have finished fence post tops or caps.
- Fences located on slopes 10% or less may either run with the slope or be stepped with the slope.
- Stepped fences should be stepped in equal increments along consistent slopes. For slopes exceeding 10%, fences shall be run with the slope by means of a sloped frame.

Gates

- Gates shall be constructed of designs and materials to match adjoining fences.
- Gate hardware should be substantial, rust resistant, and have a black, brass, or bronze metal finish.
- Gates should also swing into the property and not out onto the sidewalk.

Fence Installation Guidelines

- It is encouraged for homeowners to locate fences as close to property lines (6") as possible. Where fences are installed within 6" of property line, homeowner must allow adjacent neighbor to tie-in. Common use fences shall be maintained by the original installer/lot owner.
- If not tieing into existing design, the fence must be placed a minimum of 36" from the property line to allow for maintenance. Where different fence styles and/or sizes are proposed adjacent to each other, a minimum of 36" wide maintenance area must be provided between such fences.

Garden Walls

Materials:

- Garden walls shall be made of local native stone or brick and shall be compatible with the main building.
- Stone detailing and material shall be similar to that used in the common area walls.
- Gates for garden walls shall be made of wood or ornamental metal.
- Brick/precast pillars approved on a case-by-case basis.

Design:

- When a building façade and its side yard face a street, garden walls shall be compatible with the same material as the main building.
- Garden walls shall meet the fence requirements.

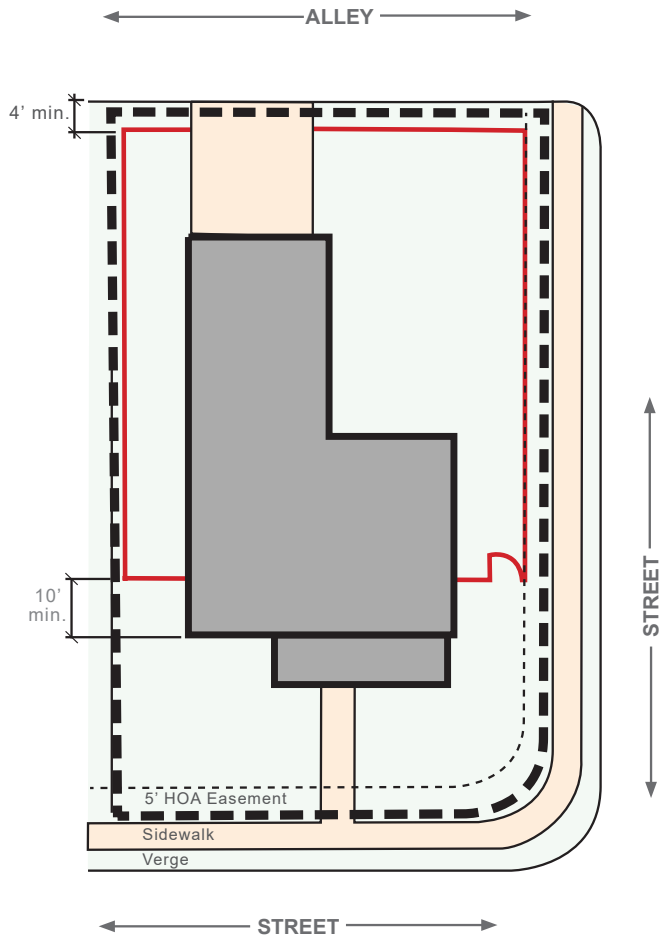
Placement:

- Detached garages on corner lots require a garden wall or fence to complete the edge between garage and main building.

WENDELL FALLS

TYPICAL **CORNER** LOT FENCING LAYOUT

Refer to Fencing section in Design Guidelines for materials etc. Diversity strongly encouraged from home to home.



Fence 6' maximum height (5' with 1' lattice top)

Easement Line

Property Line

1. Locate fence maximum of 6" inside of rear property line and minimum of 4' from alley. Locate outside of all easement areas if existing. Note: this allows space for planting between fence and alley.

2. Must be a minimum of 5' from sidewalk, 10' min. from the front of the home, and outside any easements to accommodate planting. DRC recommends maximum height of 4', privacy fence (6') max. height allowable on a case by case basis. Fence must be 5' wood with 1' wood lattice top. Fencing within certain easement areas are only allowed by submittal of a signed (by homeowner) easement encroachment letter.

3. Locate fence within property lines and outside of any existing easements otherwise.

4. Fence to not impede stormwater flow.

5. Gates as needed. Larger double type gates are allowed. Various locations reviewed on a case by case basis.

6. Gates may be located at drive and extend fence around entire rear yard area where space allows.

7. Front yard fencing is allowed on case by case basis as approved by the Design Review Committee.

8. Fencing color, size and layout shall be approved by the Design Review Committee prior to installation.

9. Fences to be located outside all street sight triangles.

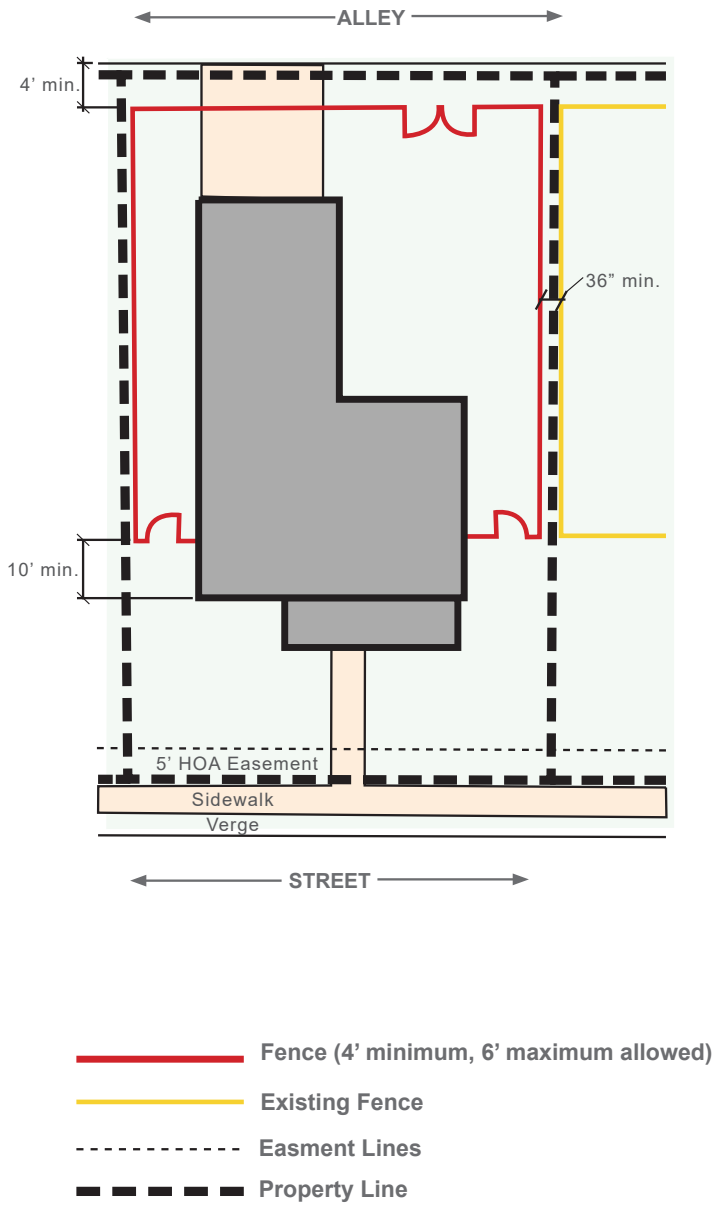
10. Fence to be located a maximum 6" from property line in all situations where the lot abuts another lot. Homeowner must allow adjacent neighbor to tie-in when fences installed within 6" of property line. In cases where an adjacent lot has an existing fence, the homeowner/builder MUST tie-into existing fence when existing fence is located within 6" from property line OR setback their proposed fence a minimum 36" from adjacent lot's existing fence when existing fence is located more than 6" from property line. This allows space for maintenance between the two fences.

11. When two adjacent neighbors plan to install fences at similar times, fence locations will be based upon which neighbor installs their fence first; not which neighbor first received DRC approval.

WENDELL FALLS

TYPICAL **INTERIOR** LOT FENCING LAYOUT

Refer to Fencing section in Design Guidelines for materials etc. Diversity strongly encouraged from home to home.



1. Locate fence a maximum of 6" (if no adjacent fence exits) inside of rear property line and for an alley lot, minimum of 4' from alley. Locate outside of all easement areas if existing. Note: this allows space for planting between fence and alley.

2. Fencing 4' minimum, 6' maximum allowed and a minimum of 10' from front face of home. The Design Review Committee recommends beginning fence at rear corner of home.

3. Locate fence within property lines and outside of any existing easements otherwise.

4. Fence to not impede stormwater flow.

5. Gates as needed. Larger double type gates are allowed. Various locations reviewed on a case by case basis.

6. Gates may be located at drive and extend fence around entire rear yard area where space allows.

7. Front yard fencing is allowed on case by case basis as approved by the Design Review Committee.

8. Fencing color, size and layout shall be approved by the Design Review Committee prior to installation.

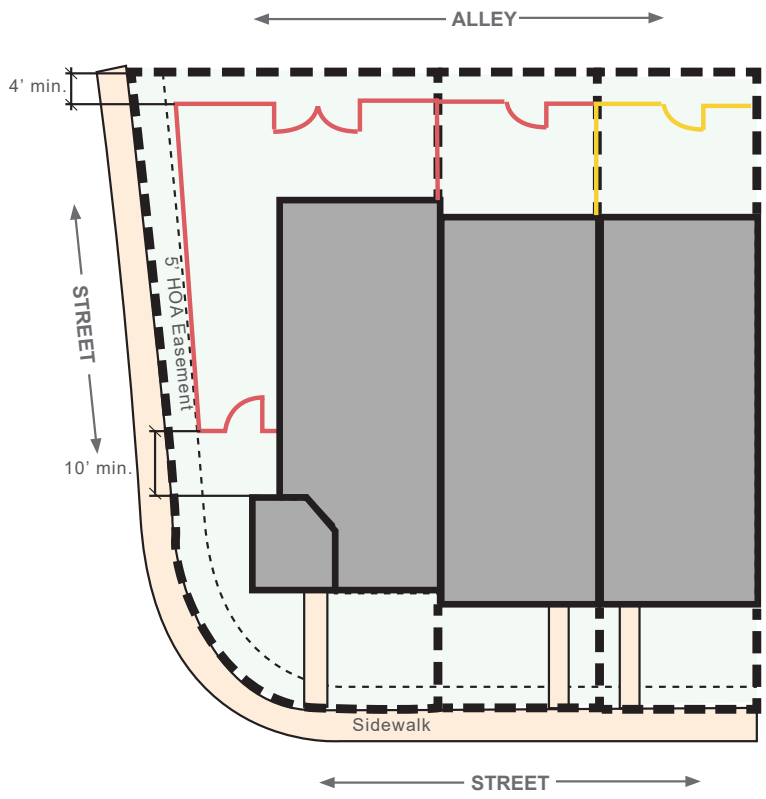
9. Fences to be located outside all street sight triangles.

10. Fence to be located a maximum 6" from property line in all situations where the lot abuts another lot. Homeowner must allow adjacent neighbor to tie-in when fences installed within 6" of property line. In cases where an adjacent lot has an existing fence, the homeowner/builder MUST tie-into existing fence when existing fence is located within 6" from property line OR setback their proposed fence a minimum 36" from adjacent lot's existing fence when existing fence is located more than 6" from property line. This allows space for maintenance between the two fences.

11. When two adjacent neighbors plan to install fences at similar times, fence locations will be based upon which neighbor installs their fence first; not which neighbor first received DRC approval.

WENDELL FALLS

TYPICAL **CORNER AND INTERIOR** TOWNHOME FENCING LAYOUT



1. Locate fence along property line and a minimum of 4' from alley. Locate outside of all easement areas if existing. Note: this allows space for planting between fence and alley.

2. For aesthetic consistency, townhomes must use 6' white vinyl fencing that has 1'lattice along the top. Lattice must be square (diagonal lattice is not permitted) and lattice must have a three dimensional appearance. In lieu of a perimeter fence homeowners may instead choose to install a divider panel, but it too must match the DRC fencing requirements shown above.

3. For corner lots, fencing must be a minimum of 5' from sidewalk, 10' min. from the front of the home, and outside any easements to accommodate planting. Fencing within certain easement areas are only allowed by submittal of a signed (by homeowner) easement encroachment letter.

4. All fencing and divider panels are to be located on property line in all situations where the lot abuts another lot. Homeowner with an existing fence must allow adjacent neighbors to tie-into their fence.

5. Fence to not impede stormwater flow.

6. All fencing that abuts neighboring properties must have (1) 36" gate at rear to provide accessibility to the maintained areas. Larger double type gates are allowed. Various locations reviewed on a case by case basis.

7. Fences to be located outside of all street sight triangles.

Fence (6' tall)

Existing Fence

Easment Lines

Property Line

HARDSCAPE DESIGN – LEAD WALKS AND SIDEWALKS

Front walkways can play an important role in the connection and transition between the public streetscape realm and the semi-private realm of the front edge of the porch or face of the building. This connection can be emphasized with special pavement, texture, and accent plantings.

Materials

Lead walks of all homes shall consist of brick, concrete, or flagstone and should match the material of the front stoop or porch of the main building.

- Walks from main entry door/porch stoop are required to main street walk on all alley-loaded houses and designated lots and optional for all others (i.e. front-load garages).
- Homes on framework streets are required to have brick sidewalks.
- Asphalt lead walks are prohibited.
- All steps along the lead walk should match the material of the lead walk, front steps, or stoop of the main building. Steps of differing materials shall not be permitted.

Design

- Lead walks shall connect to the sidewalk at the street where there is a significant difference in elevation steps required.
- Required steps shall be provided in comfortable groups, preferable at the front stoop or porch of the house, or at the street line.
- The use of perrons (single steps spaced widely apart) or multiple groupings of one or two steps is allowed.
- Hand rails for steps should match the railings of the front porch or stoop.

HARDSCAPE DESIGN – DRIVEWAYS AND PARKING

- All driveways and walks must be dimensioned and detailed on the site plan. Dimensioning must include all radii points.
- All curved drives must be constructed of true arcs. Short tangents or excessively curved driveways are not permitted.
- Every driveway shall provide positive stormwater drainage away from the house and garage.
- All driveway cuts shall be in conformance with local standards and approved by the DRC.
- DRC approval is required before extending or expanding any driveway.
- Where possible, access to corner lots shall be from the least traveled street.

Driveway Materials

Driveways and parking areas shall be constructed with concrete, exposed aggregate concrete, bituminous surface treatment with pea gravel aggregates, concrete pavers, brick, or other materials that are complementary to the architectural materials.

In areas where driveways are at the front of the house the use of textured or special pavement is encouraged; materials shall be coordinated with the materials used for lead walks.

Driveway Design

- Driveways shall be a maximum of 12' wide for single width drives. Where drives meet garage entrances, the driveway width shall not exceed 2' beyond the garage opening.
- Driveways shall be a minimum of 10' in length. Driveways less than 18' are required to provide an additional 10'x18' parking pad.
- The maximum slope for driveways shall not exceed 9%. Slopes less than 5% are recommended.

Parking Area Designation

- Parking areas shall be visually screened from the streets and neighboring properties with a combination of any of hedge plantings, wall, or fences (see fences section) with a minimum height of 36". Landscaping shall be predominantly evergreen to provide year-round effect.
- Large parking areas such as for apartments or condominiums shall have interior parking lot landscaping as required by the Town of Wendell Ordinance.
- In addition, these lots shall be screened from view of public streets, walks, and access ways with a combination of any of the following: evergreen hedge, walls, or fences with a minimum height of 36".

HARDSCAPE DESIGN – RETAINING WALLS

Design Intent

- Retaining walls can be effectively used to preserve existing vegetation, take up steep grade, and create flat usable spaces while also creating an ornamental accent to the landscape. Retaining walls should relate to both the context of the house as well as the overall context of the materials at Wendell Falls.

Materials

- Retaining walls visible from the street or public walkways shall be made of stone or brick and shall be compatible with the main building.
- Retaining walls which are not visible from the street may be made of unit masonry materials (keystone or equal), in addition to brick or stone.
- When a building façade and its side yard face a street, retaining walls shall be made of the same material as the building.
- Pressure treated timber may be permitted on a case-by-case basis. Railroad tie retaining walls are not permitted.
- Retaining wall materials to be reviewed by the DRC in the DRC Landscape Submittal review process.

Design

- Retaining walls shall be constructed to fit the slope, to the minimum height needed.
- Retaining walls shall be a maximum of 6' in height. Lower walls are preferred.
- Where walls exceed 3' in height, the top of the wall shall be kept level, and the wall stepped at intervals along slopes.
- Safety rails may be required by building codes. Every effort shall be made to reduce or eliminate the need for guardrails.
- Where safety rails cannot be avoided; they must be consistent in design with the architectural design of the associated structures and per code requirements.
- Walls may be placed within the planting/utility easement, set back 5' minimum from the edge of the sidewalk.
- Retaining walls greater than 4' need to be approved, signed, and sealed by a structural engineer.

HARDSCAPE DESIGN – LIGHTING, MECHANICAL EQUIPMENT, AND REFUSE CONTAINERS

Lighting

Placement

- All lighting must conform to town/county ordinances.
- Streetlights shall be provided along the street per the approved site plans.
- Security lighting may be permitted in rear yards if incorporated as part of the overall building design.

Design

- Lanterns or porch lights in a style consistent with the architecture shall be provided at the front door to each home.
- Light fixtures should be properly proportional to the building façade.
- Lighting color must conform to a white color (e.g. LED, solar, incandescent, metal halide, fluorescent, quartz, or halogen).
- The use of high pressure sodium (yellow-orange lighting) is not permitted.
- Lamps must be shielded and directed to prevent glare or spill-over of light onto neighboring properties.
- Solar and outer landscape lighting will be reviewed and approved by the DRC on a case-by-case basis.

Individual Lamp Posts

Placement

Individual lamp posts are permitted in front yards only and must conform to county ordinances. Relationship to neighbor's house, porch and windows will be considered during the review process.

Design

- Lamp posts shall have only one post and light. Multiple posts and lights will not be permitted.
- Lamp post shall have a maximum height of 7'-0"
- Solar lamp posts will be reviewed and approved by the DRC on a case-by-case basis.
- Lamp heads are to meet Dark Sky outdoor lighting requirements.

- Lighting color must conform to a white color (e.g. LED, solar, incandescent, metal halide, fluorescent, quartz or halogen).

Post Materials

- Lamp post shall be metal and painted black (semi-gloss or gloss finish only). Other colors that are complimentary to the home's exterior finish will be reviewed and approved by the DRC on a case-by-case basis.
- Wood, stone, and brick posts will be reviewed and approved by the DRC on a case-by-case basis.

Waste and Recycle Containers

All trash and recycle containers must be units that conform to standards and are kept within a garage or in a screened or landscaped area. They shall not be visible to the public realm. Any method of screening other than landscaping must be approved. Refer to Appendix for additional requirements.

Mechanical Equipment, Utilities, and Vents

- Dryer vents shall be located in the garage, side, or rear yard and shall not be visible from the street frontage.
- All meters shall be located on the side or rear of the house. The meters may not be located on a façade facing a street.
- HVAC, utility meters, and other utility equipment shall be placed in rear yards and the rear half of the side yards.
- All utility feeds, meters, and vents must be painted to blend with the adjacent surfaces (i.e. landscape green, weathered shingle grey, or foundation wall color). No exterior wires are allowed. All feeds to meter boxes must be interior to the house and all boxes must be screened.
- All mechanical equipment shall be set in an enclosed structure and screened. These enclosures shall be compatible with the main building.
- Landscaping may be used for screening purposes.
- Screening shall be of evergreen plant material of a height greater than the equipment.
- Spacing must provide visual screening upon installation.
- Screening must surround the utility structure 360 degrees except when abutting or within 2' of the home.
- All compressors for central air-conditioning units should be completely screened by landscaping and/or architectural treatment so that they are not visible from the street or any adjacent properties and must be sited so as not to cause a nuisance to neighbors. If landscape screening is to be used, all heating and air-conditioning units shall be screened and enclosed with evergreen shrubs with a mature height of 4'- 6', and shall have a minimum height of 2' at time of installation. The shrubs should be planted to allow for a minimum of 3' of clearance from the unit(s) they are intended to screen. The screened units are not to be seen from either the street or any at-grade adjacent properties. Thru-wall or window air-conditioning units are not permitted.

HARDSCAPE DESIGN – SWIMMING POOLS, ACCESSORY STRUCTURES, SITE FURNISHINGS, AND RECREATIONAL ITEMS

Swimming Pools, Hot Tubs, and Spas

- No above-ground swimming pools are permitted.
- All proposed swimming pools, jacuzzis, spas, and hot tubs shall be located in rear yards 10' minimum from property line and must be submitted to the DRC for review and action prior to construction. Submittal should also include the deck, fencing design and layout, materials and equipment. Landscape screening and enhancement of the pool, hot tub, and spa areas may be required. Owners may be required to install safety features such as locks or covers for these items when not in use. All state code regulations must also be met.
- All swimming pools must fit naturally into the topography and be located to provide minimal visual impact to surrounding property and streets. All pumps, filters and equipment must be screened from street and adjacent property view. Any swimming pool shall be an integral part of the deck or patio area and/or the rear yard landscaping. Any pool shall be located in the rear yard. Pools shall be fenced for safety purposes and approved, signed, and sealed by engineer.
- Hot tubs and spas and their related equipment must be screened from the street and adjacent property view and be an integral part of the deck, patio, and/or rear landscaping.

Statuary

Statuary such as sun dials, globes, sculptures, and other yard art, etc. is restricted to the rear yard only (not allowed on front porches or stoops) and must be visually screened from neighbors.

Vegetable and Flower Gardens

Gardens such as vegetable and flower gardens are allowed as reviewed and approved by the DRC on a case-by-case basis. Such gardens shall be located in rear yards (not corner side yards), screened from view of any street and/or public spaces and shall not exceed 150 sq. ft (10' x 15') in area. Composting areas are also allowed on a case-by-case basis under the same requirements as a garden location and not to exceed 30 sq. ft. (5' x 6') in area.

Flags/Signage

The flag of the United States of America and the State of North Carolina flag are the only flags permitted to be displayed on any unit. Flags should be permanently mounted in a manner to coordinate with the architectural design of the structure and are limited to one flag each, per dwelling. Flags should be no larger than 4'x 6.' Freestanding poles are not permitted. No flagpole should be used as an antenna.

In addition to the flag of the United States of America and the State of North Carolina flag, each home is permitted to place one garden/decorative flag per unit. The garden/decorative flag should be no larger than 12.5" x 18."

Garden/Decorative flags that contain or endorse any political party affiliation, election candidate, ballot initiative, and/or election propositions are considered "political signs." Political signs are not permitted at any time except 45 days prior to a local, state or federal election and must be removed seven (7) days following a local, state, or federal election. Political signs are limited to 2 per dwelling and should be no larger than 24" x 24."

Barbecue and Outdoor Kitchen Areas

Permanent barbecues shall be located only in rear yards and must coordinate with home detailing and must be DRC approved. Portable fire pits are allowed in rear yard.

Rain Barrels

- Only two (2) rain barrels are allowed per home.
- Rain barrels may be black, dark green, or brown in color. Dark colors prevent sunlight from entering the barrel. Without sunlight, algae and other organisms cannot flourish in the barrel.
- They must be made of either plastic or wood. Metal containers are not allowed.
- They must be placed or installed at the rear of the home, or on the side of the home as long as the barrels are not visible from the street. Rain barrels are not permitted on the front of the home.
- A maximum size of 80 gallons is permitted.
- Mosquito control needs to be exercised by design or by screening to eliminate mosquito breeding.

Recreation Items

- Play equipment shall be placed entirely in the rear yards within building setbacks or a minimum of 10' from property lines and not visible from the street as determined by the DRC. Consideration should be given to lot size, equipment size, material, design, and relationship to neighboring property. Equipment constructed from natural materials is encouraged. Painted metal play equipment, not including wearing surfaces (e.g. slides, sliding poles, and climbing rungs) shall be painted dark earth tone (i.e. dark green or brown) to blend with the natural areas as determined by the DRC on a case-by-case basis. Landscape screening may be required.
- Tree houses are generally discouraged because of their visibility from neighboring properties and will be reviewed on a case-by-case basis. Detailing shall be consistent with the houses design, detailing, and colors. Landscape screening may be required.
- All recreational items may be required to be screened by natural vegetation, additional landscaping, or fencing (or a combination thereof) and must be screened on corner lots and other highly visible lots as determined by the DRC. No playhouse or play equipment is allowed with dimensions over 14' wide/deep in plan and 10' in height and must be placed a minimum of 10' from property lines.
- Skateboard, bike, other type ramps, and any similar high noise producing equipment are not allowed.
- Trampolines and such large play structures may be permitted only in rear yards and must not be highly visible from the front of house, streets, or public areas, and shall be finished of earth tone/dark colors. The DRC may require additional landscaping around such structures in a highly visible area.
- Basketball goals are to be as unobtrusive as possible and are not allowed to be permanently mounted to the house. Freestanding portable basketball goals and permanent goals mounted in the ground are permitted as long as the backboard is mounted perpendicular to the street, the goal post is located within the private property boundaries at least 10' from the front property line and at least 6' inside the side property line. The post, padding, etc. and all other metal shall be black (or other dark color such as dark green) and the backboard shall

be a safe clear composite material. Additional landscaping may be required around goal post and between goal post and property lines. Lighting fixtures attached to goal posts and backboards are not allowed. Goals located in rear yards are allowed (recommended in lieu of front locations) and shall be located a minimum of 10' inside property lines and additional landscaping may be required on a case-by-case basis. As with all other exterior changes, homeowners are required to submit applications for all basketball goals and, if approved (per case-by-case/lot-by-lot basis), are required to perform periodic maintenance as necessary to keep goal and landscaping in good aesthetic and functional condition.

Mailboxes

All homes are required to use the standardized kiosk approved for Wendell Falls.

Miscellaneous, Seasonal Items, and Signage

Providing such items are in accordance with local and community standards set forth by the DRC, items not requiring approval of the DRC include holiday decorations and political campaign signs.

Seasonal

Seasonal items and art are allowed 30 days prior to such "holiday" and to be removed within 15 days thereafter such "holiday." All such items shall be located within the property lines. The DRC reserves the right to request a homeowner to remove an item if, upon inspection, the DRC considers the item unsightly or a nuisance.

For Sale Signs

Builder Signage: Refer to the executed builder/marketing agreement.

Homeowner Signage: The standardized "For Sale" sign is required when selling a residence. Owner is responsible for the cost of the sign. Failure to utilize the standardized signage may result in fines to the owner. Individual Real Estate Company signs are not allowed at anytime.

For sign requirements and recommended sign companies: contact WFCA for sign specifications and authorized suppliers to obtain the standardized "For Sale" signs for use within Wendell Falls. Signs are subject to review by the DRC on a case-by-case basis.

Sign riders and flyer boxes: post riders, such as "Open House,""Under Contract,""Sold," etc., are permitted. A maximum of one (1) sign rider or one (1) plastic flyer box is allowed per sign. Flyer boxes must be black in color, attached to the sign post. Real Estate Company's flyer boxes may not be used. Balloons may only be used for marketing purposes and shall comply with the approved "For Sale" sign standards.

No other Real Estate related signs may be placed in the yard. Neighborhood directional signs are not allowed. Owner is responsible for ensuring the proper location for the sign installation. Signs will be removed without notice if not maintained in a vertical manner and properly maintained location and condition.

Placement in yard: The sign is to be centered on home front yard 2' inside property line. The HOA is not responsible for damage, utility line, or irrigation line breaks. Utility locations must be marked prior to installation.

APPENDIX

DESIGN REVIEW COMMITTEE SUBMITTAL FORMS:

DRC BUILDER Submittal Checklist: Builder Use Only

DRC Alterations and Additions Submittal Form: Homeowner Use Only

DRC Color Selection Form

DRC Variance Form

DRC Landscape Submittal Checklist

Green Building Standards

Waste and Recycle Container – Screening Requirements

Encore Fence Requirements

Approved "For Sale" Signage – Resales

Griffin Square Additional Requirements and Fencing

DRC SUBMITTAL CHECKLIST

BUILDER SUBMITTAL FORM

SUBMITTAL MAY NOT BE REVIEWED UNTIL ALL INFORMATION IS INCLUDED
Updated March 2018

Builder/Lot Owner _____ **Lot No.** _____
Plan Name _____ **Date Submitted** _____
Street Address _____

Site Plan (8-1/2" x 11"): Must contain these items:

- ☐ Scale
- ☐ Setbacks and easements
- ☐ Building footprint(s), accessory building (if any) and finished floor elevations (if available)
- ☐ Clearing limits not to exceed necessary construction zone (indicate on plan)
- ☐ Water meter & sewer locations (from field observation)
- ☐ Driveway (include any special materials) and finished elevation at street (if available)
- ☐ Decks and patios
- ☐ Walkways (include 3' walkway to street sidewalk), etc.
- ☐ Fencing and retaining walls (including fence detail if proposed)
- ☐ Service areas (include method of screening)
- ☐ Impervious square footage (break down buildings, drives, walks, etc. and provide total SF)
- ☐ As-built survey required at time of C.O. for impervious surface, setbacks, etc. verification

Landscaping Plan (Provide DRC Landscape Submittal Checklist, 8-1/2" x 11", 11" x 17" maximum)

Architectural Plans (8-1/2" x 11" or copy of Approved Builder Cut-Sheet)

- ☐ Floor plans with finishable square footage (within limits)
- ☐ Front, sides & rear elevations (with material indications)
- ☐ Special details (porch railings, columns, etc.)

Colors and Materials

- ☐ Color Selection Form must be attached

Energy Analysis and Approval

- ☐ Plans submitted to Southern Energy Management (SEM) and certification submitted to DRC for record.

Review is only for conformance with the Wendell Falls Design Guidelines. The builder is entirely responsible for compliance with the Wendell Falls Design Guidelines, covenants, ordinances and other applicable codes, regulations, etc. DRC comments are as attached and noted on submittal.

☐ **Approved** ☐ **Approved as Noted** ☐ **Not Approved** ☐ **Resubmit**

_____ _____
Reviewed By **Date**
NASH - Wendell Falls, LLC / DRC Representative

DRC ALTERATIONS AND ADDITIONS SUBMITTAL CHECKLIST

HOMEOWNER SUBMITTAL FORM

Updated December 2020

SUBMITTAL MAY NOT BE REVIEWED UNTIL ALL INFORMATION IS INCLUDED
Note: Homeowners shall submit the completed DRC Alterations and Additions Submittal Checklist, a Review Fee payable to WFCA, Inc., and all required information to Wendell Falls CA, Inc. 320 Vintage Point Lane, Wendell NC 27591. DRC review and approval is required prior to proceeding with any permitting or construction.

Homeowner Name_____ **Date Submitted**_____

Street Address_____ **Lot No.**_____

Telephone Numbers – Home:_____ **Work:**_____

Email_____

AS REQUIRED: SUBMITTAL MAY NOT BE REVIEWED UNLESS ALL INFORMATION IS INCLUDED

- ☐ **DRC Review Application and Review Fee**:
  Check or money order in the amount of thirty dollars ($30.00) payable to: Wendell Falls Community Association (WFCA). Please mail check to: 320 Vintage Point Lane, Wendell NC 27591, drop off at the HOA office located on the lower level of the Farmhouse, or drop in the drop box attached to the USPS mail box located in the front of the Farmhouse.

- ☐ **Site Plan/Plat of Survey (8-1/2" x 11", 11" x 17" maximum)**:
  Identify location of improvements and actual dimensions (height, length, width, color), utility easements, north arrow, scale and square footage of any impervious material improvements to site.

- ☐ **Landscape Plan (8-1/2" x 11", 11" x 17" maximum):**
  Identify location of Landscape Improvements, property lines, existing walls and fences, landscape materials (sod, tree, shrub and ground cover types), irrigation and lighting (if applicable), utility easements, north arrow and scale. (A Landscaping Plan is required for any landscape improvements other than for maintenance purposes.)

- ☐ **Architectural Plan (8-1/2" x 11", 11" x 17" maximum):**
  Identify square footage, front, sides and rear elevations, color selection, and special details.

- ☐ **Detailed drawing or photo of improvement:**
  List all materials, types & colors. Provide material samples as applicable (color chip, type of rock, photos).

- ☐ **Neighbor Notification:**
  Neighbor (adjacent neighboring properties) notification is not meant for neighbors' approval of proposed improvements, but to communicate that a DRC Submittal and future construction is underway. List those contacted:

_____

_____

_____

Request for Modification(s):

- ☐ Fencing and retaining walls: _____ Addition _____ Improvements
- ☐ Landscaping: _____ Front Yard _____ Side Yard _____ Rear Yard
- ☐ Irrigation System: _____ Addition _____ Improvements
- ☐ Deck, patio, walkway, etc.: _____ Addition _____ Improvements
- ☐ Paint /Stain: _____ Home _____ Door _____ Other
- ☐ Accessory outbuilding (storage/shed): _____ Addition _____ Improvements
- ☐ Play/Sport Equipment: Specify_____
- ☐ Spa/Pool
- ☐ Satellite Dish
- ☐ Solar Panels
- ☐ Home/Room Additions
- ☐ Other:_____

Anticipated Start Date:_____Anticipated Completion Date:_____

Approval is required prior to proceeding with any alterations or construction. Although the DRC will make every effort to review and approve your request as soon as possible, please be aware that in accordance with the community covenants and regulations, the DRC has 45 days to review and approve submitted requests.

CC&R 4.3 (b) If construction does not commence on a project for which Plans have been approved within nine months after the date of Approval, such approval shall be deemed withdrawn and it shall be necessary for the Owner to reapply...

Review is only for conformance with the Wendell Falls Design Guidelines. The owner is entirely responsible for compliance with the Wendell Falls Design Guidelines, covenants, ordinances and other applicable codes, regulations, utility locations, etc. Any damage to common areas, sidewalks, irrigation systems is the responsibility of the owner. DRC comments are as attached and noted on submittal.

I have read and understand the forms needed and the conditions stated on this DRC Submittal Form.

_____ _____

Owner **Date**

☐ **Approved** ☐ **Approved as Noted** ☐ **Not Approved** ☐ **Resubmit**

_____ _____

Reviewed By **Date**
WFCA, Inc. / DRC Representative

DRC COLOR SELECTION FORM

Updated March 2018

Builder/Lot Owner_____**Lot No.**_____
Plan Name_____**Date Submitted**_____
Street Address_____

All exterior colors and materials must be selected and submitted to the Wendell Falls Design Review Committee (DRC) for review and approval prior to finishing and painting house. In case of conflict with existing homes, another color choice may be required for DRC review and approval. Review the Wendell Falls permanent files and adjacent house colors for color coordination and prevention of color duplication prior to submittal. Color proposals should be submitted with color chip samples (minimum 2" square in size and larger samples may be required) for DRC review and approval. Colors should be submitted with the original house submittal to best assure your first choice selection, however, colors may be submitted at a later date with sufficient time (4 weeks minimum) for DRC review and approval prior to proceeding with exterior finishing. Brick, stone, etc. exterior finishes shall be submitted and approved prior to proceeding with any construction. Note: Color selection approval based on a first-come first-serve basis. Garage doors shall be painted to match the trim, siding or accent color (or stained if wood). Fences shall be painted to match the house trim color, stained or other accent color as approved by the DRC. See the Design Guidelines for other color requirements.

Manufacturer, Color and Material Proposals (Samples, brochures, photos, etc. attached):

Color Scheme Number (if applicable)_____

Siding_____ Trim_____

Brick_____ Stone_____

Front Door_____ Garage Door_____

Shutters_____ Roof_____

Other (Shakes, fencing, etc.)_____

Review is only for conformance with the Wendell Falls Design Guidelines. The builder / homeowner is entirely responsible for compliance with the Wendell Falls Design Guidelines, covenants, ordinances and other applicable codes, regulations, etc. DRC comments are as attached and noted on submittal.

☐ **Approved** ☐ **Approved as Noted** ☐ **Not Approved** ☐ **Resubmit**

_____ _____
Reviewed By **Date**

DRC VARIANCE FORM

SUBMITTAL MAY NOT BE REVIEWED UNLESS ALL INFORMATION IS INCLUDED
Updated March 2018

Builder/Lot Owner_____ **Lot Number**_____
Street Address_____ **Date Submitted**_____

The DRC decides whether a variance is to be granted or denied based on the requirements set out in the Design Guidelines and with careful consideration of the merits of the individual request. The Builder/Owner hereby makes application to the DRC for the following variance. Note: Submission of form does not constitute approval. For any variance, include description of encroaching structures, number of feet / inches in existing setback, and amount of intrusion expressed both in feet and inches or feet to tenths, etc. and all related graphic information (site plan, floor plans, elevations, etc.) as required to best communicate and describe proposed variance. Use additional sheets and documents as needed.

The variance requested is described in detail as follows:

_____

_____

The reasons for the request are:

_____

_____

The impacts of the request on the neighbors and/or development are:

_____

_____

Affected adjacent Properties/Owners (If Resident requested including lot nos. and names of Homeowners if available):

_____

_____

DRC comments are as attached / noted on submittal. Review is only for this specific Variance request and conformance with the Wendell Falls Design Guidelines. The builder is entirely responsible for compliance with the Wendell Falls Design Guidelines, covenants, ordinances and other applicable codes, regulations, etc.

☐ **Approved** ☐ **Approved as Noted** ☐ **Not Approved** ☐ **Resubmit**

_____ _____

Reviewed By **Date**
DRC Representative

☐ **Final Approval** ☐ **Approved as Noted** ☐ **Not Approved** ☐ **Resubmit**

_____ _____

NASH – Wendell Falls, LLC Representative **Date**

DRC LANDSCAPE SUBMITTAL CHECKLIST

SUBMITTAL MAY NOT BE REVIEWED UNTIL ALL INFORMATION IS INCLUDED
Updated March 2018

Builder/Lot Owner _____ **Lot No.**_____
Plan Name_____ **Date Submitted**_____
Street Address_____

Landscape Plan Section (11" x 17")

- ☐ Graphic and Written Scale
- ☐ North Arrow
- ☐ Property Lines
- ☐ Setbacks and easements
- ☐ Building Footprints (Include windows, doors, etc…)
- ☐ Utility Locations (include HVAC etc…)
- ☐ Lot Size (Frontage:50-60-70)
- ☐ Lot Area (for plant % calculations)
- ☐ Driveways
- ☐ Decks and patios
- ☐ Walkways
- ☐ Fencing and retaining walls (if proposed include material, color, style, details, and images)
- ☐ Landscape Boulders
- ☐ Site Pictures (should provide an overall understanding and view of the entire site) Min. of 5 Pictures
- ☐ Corner Lot Requirements
- ☐ ISA Calculations

Plant Layout Section

- ☐ Show Percentage (%) of Turf Area for plan (40% Max. Front Yard, 65% Max. Side and Rear) _____%
- ☐ Overlay Street Tree Plan (provided by Newland Communities)
- ☐ Follow General Landscape Principles (Refer to Wendell Falls Design Guidelines)

Plant Species Section

- ☐ Show Percentage (%) of native plant species (60% Min.) _____%
- ☐ Meet Minimum plant sizes as specified in Wendell Falls Design Guidelines
- ☐ Plants pass Invasive Species test for North Carolina
  (Consult NC Native Plant Society - http://www.ncwildflower.org/invasives/list.html)

- ☐ True Arch and Tangent points for Curvilinear layouts
- ☐ True Parallel, Perpendicular and 90 degree angles for Linear layouts
- ☐ Type of Mulch Provided (_____) Double or Triple Shredded Mulch recommended
- ☐ Entire Perimeter and Foundation Planted

Soil Section

- ☐ Soil Tests - Recommended
- ☐ Description of Soil Preparation - Recommended

_____

Drainage Section

☐ Drainage Issues will be reviewed on a per lot basis (as determined by NASH-Wendell Falls, LLC. Site pictures (as mentioned above) should provide Surface 678 with a thorough understanding of each lot, which will allow Surface 678 to make an informed decision on what drainage measures need to be taken.

Irrigation Systems

☐ Irrigation Plan – Recommended (Low Emitting, Drip Irrigation system should be used, refer to Wendell Falls Guidelines)

Rain Barrels

☐ Rain Barrel – Recommended

Surface 678 Comments

_____
_____
_____
_____
_____
_____
_____

INSPECTION NOTICE

Random Inspections can take place at any time after Landscape Approval is given and installation begins. Inspections will be handled by Surface 678 and NASH-Wendell Falls, LLC. Change Bulletins will be made through field reports completed by Surface 678 and submitted to the Builder, DRC, and NASH-Wendell Falls, LLC.

Review is only for conformance with the Wendell Falls Design Guidelines. The builder / homeowner is entirely responsible for compliance with the Wendell Falls Design Guidelines, covenants, ordinances and other applicable codes, regulations, etc. Location of applicable utility lines is strongly encouraged and may be required based on specific neighborhood requirements. Refer to Appendix in DRC Guidelines. Any damage to common areas, sidewalks, irrigation systems is the responsibility of the builder/owner. DRC comments are as attached and noted on submittal.

☐ **Approved** ☐ **Approved as Noted** ☐ **Not Approved** ☐ **Resubmit**

_____ _____

Reviewed By **Date**
NASH – Wendell Falls, LLC/DRC Representative

GREEN BUILDING STANDARDS

Wendell Falls Residential Performance Specifications	
Energy	
WF	HERO Code compliance - Performance report option **OR** HERO Code compliance Prescriptive option: walls -R19 /r15w 3 continuous/r13 w 5 continuous; windows .32/.25; foundation R10 (slab edge or crawl wall as appropriate)
1.1	insulated headers and insulated ladder Ts
1.2	Grade II insulation or better
1.3	Air barrier encloses insulation on all 6 sides when installed in vertical exterior walls and horizontal floor cavities
1.4	Blocking and air sealing at edge of horizontally installed insulation to separate conditioned space from unconditioned space (includes garage band)
1.5	Penetrations and opening to unconditioned space fully sealed with solid blocking or flashing as needed and gaps sealed with air sealant at framing stage
1.6	Insulation extends over top plate and vertical air barriers are installed at all eaves to prevent wind washing of edges of insulation
1.7	Air seal sill or both plate of wall to subfloor, slab or masonry wall
1.8	All doors adjacent to unconditioned space have weatherstrip and rough openings around windows and doors are air sealed to framing
1.9	Vertical drywall air sealed to top plate where adjacent to unconditioned space (using caulk, gasket, or foamed from above)
1.10	Air seal all HVAC boots, bath exhaust fan housings, can lights and penetrations to the drywall and/or subfloor
1.11	All attic access panels/drop-down stairs equipped with a durable R-10 covering and gasket
1.12	Duct leakage: max 6% total leakage
1.13	Whole house leakage: max 5 ACH
1.14	Appliances: dishwasher is Estar (100% installed)
1.15	Appliances: Refrigerator is Estar (100% installed)
1.16	80% efficient lighting: cfls, LEDs, Energy star fixtures
1.17	programmable thermostat
1.18	Low- E window min requirements -.35 U, .30 SHGC
1.19	Ducts insulated to R-8 unconditioned space
1.20	Manual J load calc completed and verified
Indoor Air Quality	
2.1	Foundations
	Grade around foundation has 6 inches of fall over 10 ft or properly installed perimeter drain or sump pump. *Drain must exit to daylight either by proper grade or pump
	Crawl spaces:100% ground coverage with 6 mil poly secured to ground and lapped 6 to 12 inches
	Slabs/Basements: Rock/sand and a minimum 6 mil poly vapor barrier with 100% coverage installed
2.2	Fresh air intake/ventilation with filter
2.3	MERV 6 filters installed for all HVAC systems
2.4	For bathrooms with a tub and/or shower, the exhaust fan must meet a minimum measured 50 cfm flow rate (ie install an 80 cfm rated fan min)
2.5	All solid fuel-burning appliances must have gasketed doors. Site-built wood-burning fireplaces must additionally be equipped with outside combustion air. Factor-built wood burning stoves/fireplaces/inserts must be EPA certified. Gas fireplaces must be direct vent with fixed or gasketed doors. Non-vented or vent-free fireplaces are not allowed
2.6	Carbon monoxide detectors installed on each floor including basement where applicable
Water efficiency	
3.1	EPA watersense labeled lavatory faucets installed (100% installed)
3.2	EPA watersense labeled toilets installed (100% installed)
3.3	Moisture or rain sensor installed with any on-site irrigation system(s)

WASTE AND RECYCLE CONTAINERS

Trash and recycling containers must be stored out of public sight with the exception of trash collection. It is highly recommended and encouraged that trash and recycling containers be stored in garages. The DRC will consider requests for garbage can area screens, dependent on placement and view from the public. Whenever possible, alternatives to screens are recommended and encouraged (ie landscaping and plants). It is also recommended that all screens be softened through the use of evergreen landscaping on the exterior side.

Location:

Privacy screens and other enclosures shall follow the natural topography of the land and match their surroundings.

Existing trees shall not be removed to place the screen/enclosure without prior approval from the DRC.

Screens/enclosures shall not be placed in the front yard.

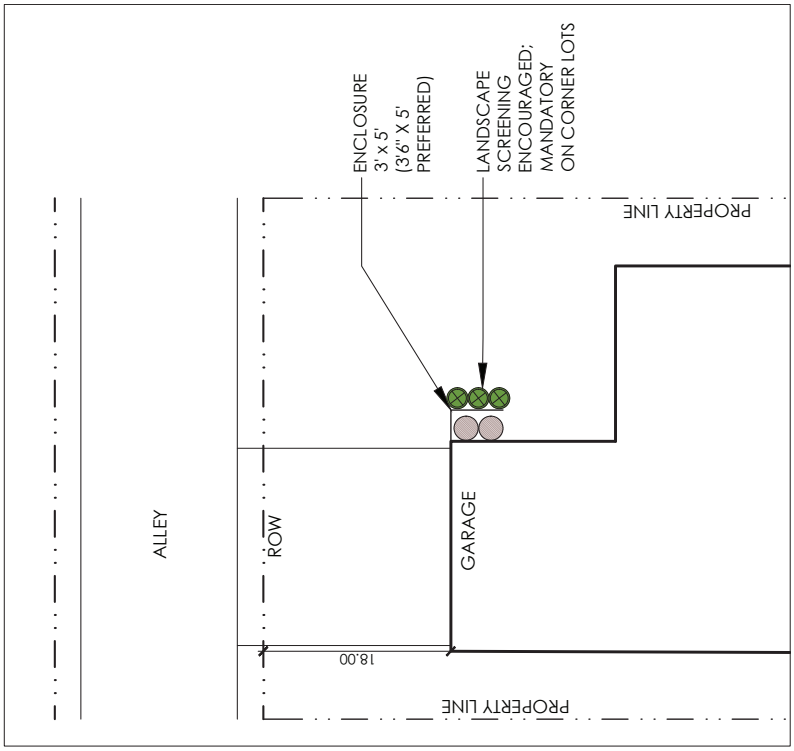
Screens enclosing trash and recycling containers should be located on the garage side of the house. However, they may not be located where the use, including, but not limited to entry, of said area encroaches on a neighboring property. For homes with no garages, the screens should be placed on the back corner of the home.

Materials:

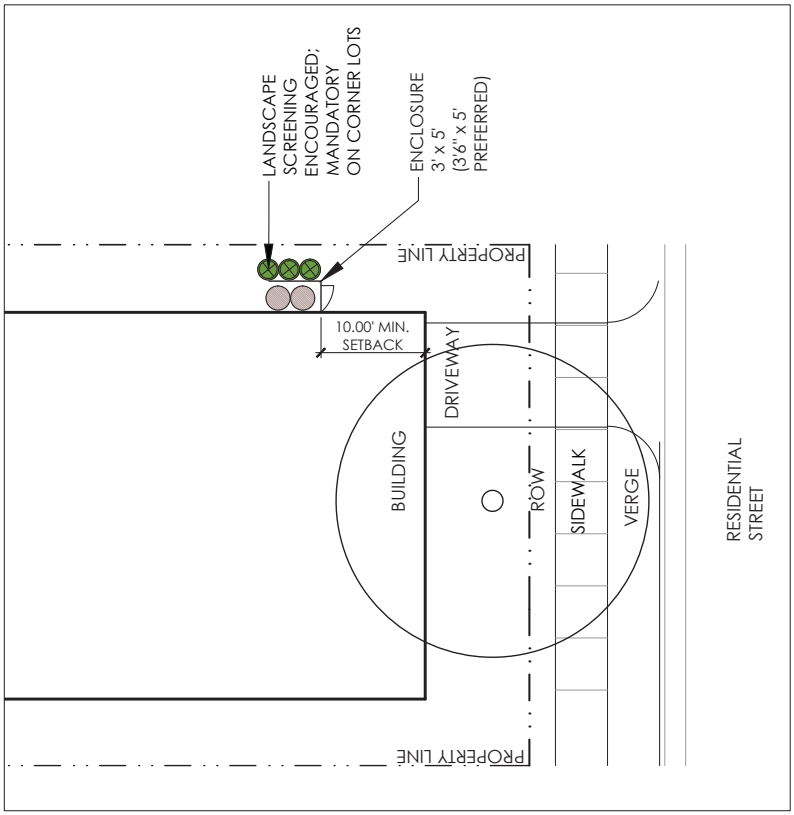
In order to maintain a uniform style throughout Wendell Falls, screens/enclosures may not exceed 54" maximum height, can be no wider than 3' and no longer than 5', and must be fully enclosed at least three sides (two sides of screen plus the original garage wall). Gate(s) no wider than 3' may be installed on either the side or rear of the enclosure; if installed, the gate(s) must be kept closed at all times except for ingress and egress of trash and recycling containers. Screens/enclosures may be constructed with wood or vinyl. Wooden containment areas must be either treated with a natural stain or painted to blend with the house exterior and/or trim. Lattice shall be pressure treated wood (1"x2" minimum suggested, square type not diagonal), vinyl allowed if having the three dimensional appearance of wood (flat vinyl is not allowed), and color shall match trim color of house, trim or any existing fencing.

Requirements:

All screening and enclosures must be maintained in an aesthetic, safe and good condition (pressure-washing, painting, etc.). Trash and recycling areas must be kept clear; no loose debris shall be allowed in these areas.



REAR OF HOUSE



FRONT OF HOUSE

FENCING GUIDELINES FOR ENCORE BY DWH

4' H DEXTER

Wood Stockade Fence, Semi-Privacy

- Installed with 6x6 Posts, Black Metal Roof Caps. 2x6 Top Plate, 2 – 1x4 Face Plate (Outside) and 3 – 2x4 Rails (Inside). 1x6 Pickets spaced 1.5" - 2".
- 48" Wide Walk-Gates or 96" Wide Double-Drive Gates. Gates must be Scallop Style.

WOOD FENCE STAINING OPTIONS

Behr Premium Semi-Transparent

Behr Premium Semi-Transparent Stain Swatches shown. Variations in sheen, texture, age of wood, application method and lighting can create perceived differences between the electronic/brochure swatches and the color for the applied stain.

4' H GRANITE

ActiveYards Aluminum Fence

- 3-Rail 5/8" Residential Grade Aluminum, Harbor Series.
- 48" Wide Walk-Gates or 96" Wide Double-Drive Gates. Gates must be Flat-top Style.

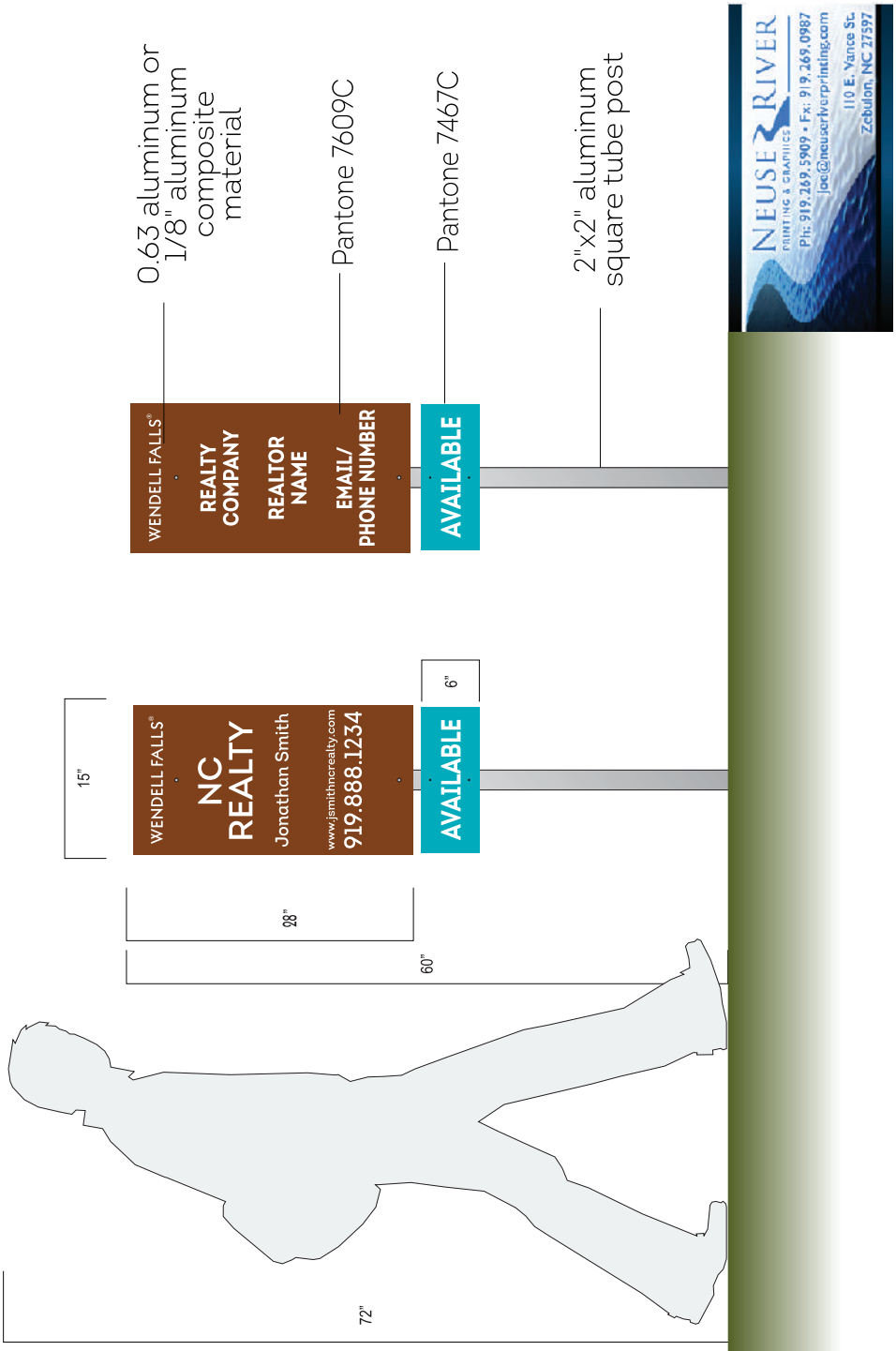
4' H JASPER

ActiveYards Puppy-Panel Aluminum

- 4-Rail 5/8" Residential Grade Aluminum, Harbor Series.
- 48" Wide Walk-Gates or 96" Wide Double-Drive Gates. Gates must be Flat-top Style.

WENDELL FALLS®

Approved "For Sale" Signage - Resales



GRIFFIN SQUARE – ADDITIONAL REQUIREMENTS

To ensure the architectural integrity and character of Griffin Square, Interior Lots 966 – 972 and 974-983 homes will be subject to the following additional requirements/restrictions. Exterior lots 941-965 may be the approved Griffin Square product, or the traditional Single Family 55' product. Exterior lots will still be required to follow landscaping, fencing, and color scheme to ensure neighborhood continuity.

Note: The Wendell Falls Revised PUD 2018 added two additional lot types to Wendell Falls. These two building types differ from others in that the home structure faces a common area rather than a street. Griffin Square lots fall under this designation. See chart below:

WENDELL FALLS PUD LOT/BUILDING STANDARDS - Revised July, 2018

	TYPE	LOT DIMENSIONS		SETBACKS				ENCROACHMENTS	PARKING	
		WIDTH	DEPTH	ROAD SETBACK	SIDE STREET	SIDE	OPEN SPACE SETBACK		PARKING PERMITTED	PARKING WIDTH
VIII	SINGLE FAMILY, REAR LOAD FRONTING ON COMMON SPACE	24' MIN	60' MIN	0' MIN	6' MIN	3' MIN	8' MIN, 15' MAX	8' MAX PORCHES/STOOPS	SIDE-BY-SIDE GARAGE AND/OR PARKING PAD	32' MAX
IX	SINGLE FAMILY, COTTAGE HOME (<69')	35' MIN	60' MIN	15' MIN	6' MIN	3' MIN	10' MIN 35' MAX	8' MAX PORCHES/STOOPS	SIDE-BY-SIDE GARAGE AND/OR PARKING COURT	36' MAX
	**GARAGE			0' REQD.	6' MIN	3' MIN	N/A			
	**ACCESSORY STRUCTURE			5' MIN	6' MIN	3' MIN	5' MIN			

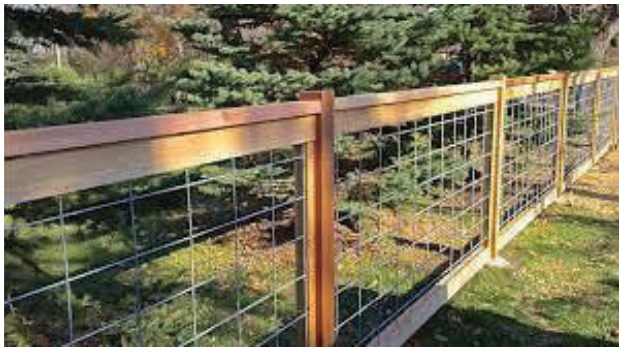
** Garages can encroach into 5' Street Tree Easement

** Accessory Structures shall be subject to Wendell Falls design standards and review

Hardscape Design/Fences and Walls:

Due to the nature of the front (open space side) and rear (road side) yards, the following shall be applicable to any requests for fencing on interior Griffin Square lots (966-972, 974-983):

- Front (open space side) fencing will NOT be allowed, including invisible pet fencing
- Fencing will be allowed in the sideyard extending to rear (road side) yard – see attached depiction for allowed location
- Allowed fence materials include the following:
  - 3'-4' wood
  - 3'/4'/5' black aluminum
  - 6' Privacy option - One to two panels maximum (total of 16' length) living fence. The attached image below depicts a typical hog wire panel fence.
- Wood fencing is required to be painted, stained or sealed
- All fences must have finished fence post tops or caps
- Gates shall be constructed of designs and materials to match adjoining fences



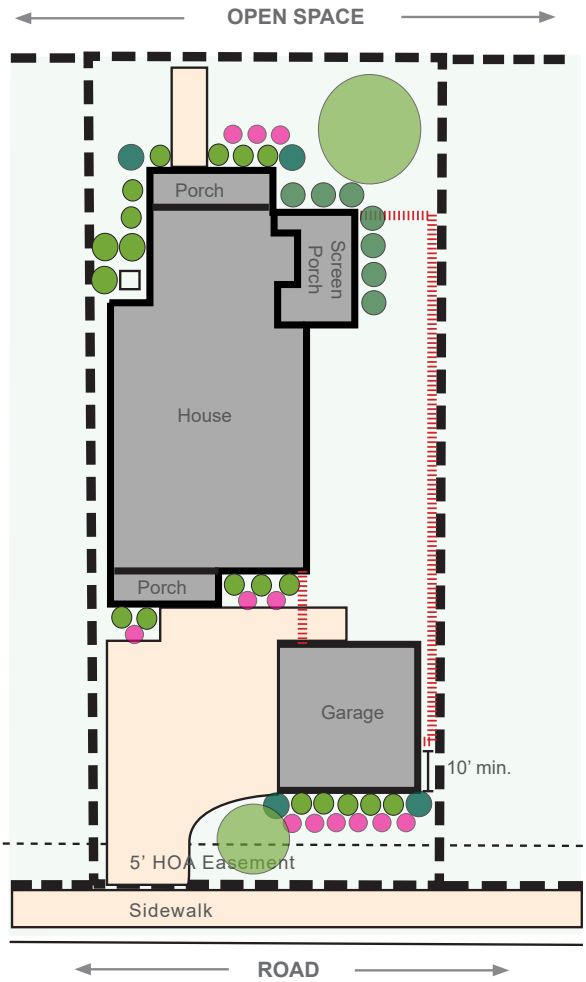
Due to the high visibility of the interior lots (lots 966-972 and 974-983), play structures and trampolines are NOT allowed.

Other improvements (such as but not limited to grills, rain barrels, raised bed gardens, etc.) will be limited in size and location with additional screening elements required. All additions will require DRC approval.

WENDELL FALLS - GRIFFIN SQUARE

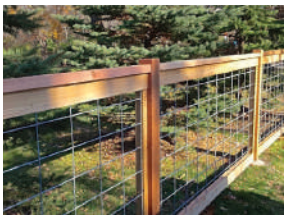
TYPICAL PLANTING AND FENCE LAYOUT FOR INTERIOR LOT TYPE 1

Planting diversity is strongly encouraged from home to home.



FENCING LOCATION

Fence



Hog Wire Fence example

1. FOUNDATION PLANTINGS:

a. Evergreen material shall be used around all foundations and porch skirtings that are visible from road and from open space. Plant material is not required along foundation areas where buildings encroach property lines.
b.Planting must have an install height of 24."
c. All shrub planting shall have a 3' on center spacing unless larger growing specimens are being utilized, in which case spacing may be increased.
d. All plant material shall be of good stock and be healthy upon install.
e. Foundation plantings that face the road and also face the open space shall have at least 2 rows of shrubs (or one row of shrubs and a 2' wide planting of groundcover.)
f. All homes that are adjacent to each other shall not have the same planting and arrangment.
g. All building edges visible from road and from open space shall have planted beds of shrubs and groundcover.

2. TREES

a. (1) Flowering tree shall be planted on property side that faces the road.
b. (1) Shade tree shall be planted on property side that faces open space.
c. No tree shall be located in a utility easement.

3. UTILITY SCREENING

a. If an HVAC or generator is visible from the road or from the open space, screening is required.
b. Evergreen materials shall be used around all mechanical equipement and must have an install height of 36."
c. All screening material shall have a 3' on center spacing.

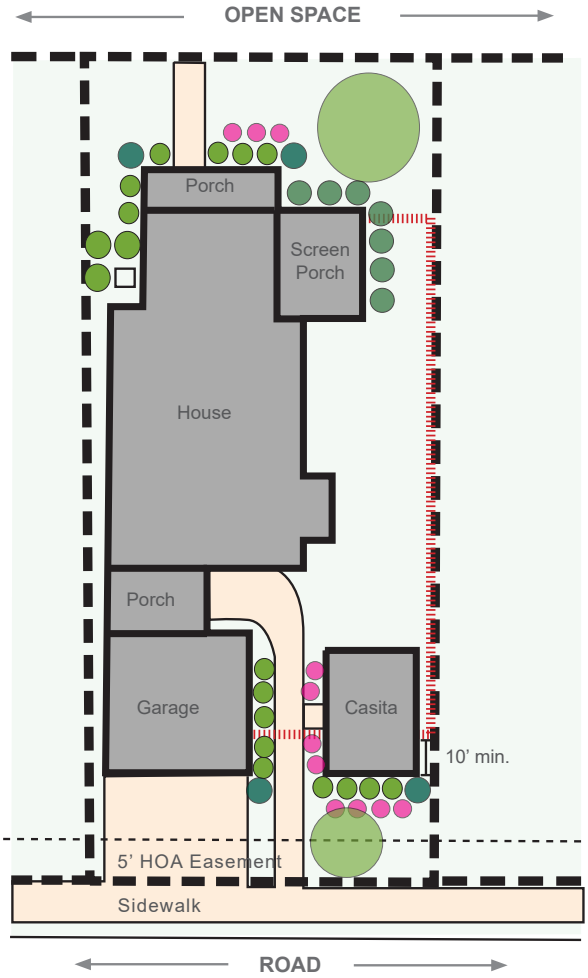
4. FENCING

a. 4'-0" Tall hog wire fence allowed in side yards only
b. Up to (4) 6'-0" tall hog wire fence panels can be added to a fence design. All fences that use both 4' and 6' fence heights must step fences at transitions.
c. Wood fence can be stained or can be painted the trim color of the home.

WENDELL FALLS - GRIFFIN SQUARE

TYPICAL PLANTING AND FENCE LAYOUT FOR INTERIOR LOT TYPE 2

Planting diversity is strongly encouraged from home to home.



FENCING LOCATION

Fence

Hog Wire Fence example

1. FOUNDATION PLANTINGS:

a. Evergreen material shall be used around all foundations and porch skirtings that are visible from road and from open space. Plant material is not required along foundation areas where buildings encroach property lines.
b.Planting must have an install height of 24."
c. All shrub planting shall have a 3' on center spacing unless larger growing specimens are being utilized, in which case spacing may be increased.
d. All plant material shall be of good stock and be healthy upon install.
e. Foundation plantings that face the road and also face the open space shall have at least 2 rows of shrubs (or one row of shrubs and a 2' wide planting of groundcover.)
f. All homes that are adjacent to each other shall not have the same planting and arrangment.
g. All building edges visible from the road and from the open space shall have planted beds of shrubs and groundcover.

2. TREES

a. (1) Flowering tree shall be planted on property side that faces the road.
b. (1) Shade tree shall be planted on property side that faces open space.
c. No tree shall be located in a utility easement.

3. UTILITY SCREENING

a. If an HVAC or generator is visible from the road or from the open space, screening is required.
b. Evergreen materials shall be used around all mechanical equipement and must have an install height of 36."
c. All screening material shall have a 3' on center spacing.

4. FENCING

a. 4'-0" Tall hog wire fence allowed in side yards only
b. Up to (4) 6'-0" hog wire fence panels can be added to a fence design. All fences that use both 4' and 6' fence heights must step fences at transitions.
c. Wood fence can be stained or can be painted the trim color of the home.