

Watson Farm

Minimum Architectural Design Procedure

Plans for each residence must be approved by the Grantor's nominee.

- The ARB reserves the right to reject any and all plans submitted for approval that do not conform to the design intent of the neighborhood. The ARB recommends submission of preliminary exterior elevations and plan for a courtesy review prior to submission of full plans.
- The architectural design review procedure for a proposed home in Watson Farm shall consist of a final submittal to assure that the proposed home is designed in accordance with these architectural standards.

Preliminary Submittal Requirements – Suggested Prior to Closing

1. A sketch, picture or plans of the proposed home.
2. Samples of the proposed building materials and colors are encouraged as part of this preliminary submittal.

Final Submittal Requirements – Prior to Construction

1. The drawings for the submittal shall consist of the site plan, floor plans, significant building section and all exterior elevations of the house and any accessory structures proposed on the property. The exterior elevations shall accurately indicate the relationship of the building to the actual grades.
2. The site plan shall include footprint of the house (including porches and any other structures to be constructed or added), driveways, sidewalks, location of equipment including HVAC, and any other proposed accessory structures.
3. Perspective drawings, and or models are encouraged to illustrate the design of the proposed house and its relationship to the neighborhood.
4. The front, or street elevation of the house shall include any additional structures that may be proposed or constructed. This drawing may be colored to illustrate the proposed color scheme and pallet of material for the house.
5. The drawings for the submittal shall consist of the construction documents from which the house is to be built. At minimum they shall include the site plan, floor plans, significant building and wall sections, all exterior elevations of the house, and any accessory structures proposed on the property. In addition, it should include all significant details relating to the exterior design of the house.

6. This document must be signed by owners and builders before Grantor's nominee approval.

***The Nominee will process your request within four weeks of your submittal date.**

Please mail/drop off to Southern Visions Realty, 955 Old Cherokee Road, Lexington, SC 29072 or email to: gregorypwilkins@svrealty.com. For more information call 803.359.9571.

Minimum Architectural Standards

Watson Farm

These standards define building construction techniques and materials that contribute to the architectural character of the community. The standards encourage owners and builders to reinforce the sense of a traditional neighborhood.

DETAILS OF HOME

General

- Plans for each residence and any other structures must be approved by the Nominee. Elevations and exterior materials, fencing, etc. must be architecturally approved.
- Play equipment, hot tubs, pools, dog houses and the like shall be permitted at rear yards only and must be shielded from the view of the street. All like structures must be architecturally approved for placement by the Nominee.
- Each home shall contain a minimum of 2,000 heated square feet.
- All exterior materials and colors must be submitted for review and ARB approval.

Exterior Walls

- Walls may be finished in stone (natural or cultured), cast stone, brick, architectural block, architectural split face concrete block, stucco, cedar shingle, cement board or wood siding or shingle, and wood-look planks, shingles or panels. Other exterior materials may be presented to the ARB for consideration. The approval of materials not specifically listed in the standards is entirely and solely determined by the ARB.
- Siding may be painted or stained, and the pattern shall be installed according to the approved drawings.
- Brick may be painted in an approved color.
- Wood or cement board siding shall be in the pattern approved on drawings.
- Undercrofts shall be skirted with horizontal wood boards, wood louvers or lattice and shall be installed between piers and pilings.
- Foundation, walls and piers shall be stucco or brick or stone or by approval of Nominee.
- Crawl space vents must be of a decorative detailed design on the front of homes.
- Arches and Piers of masonry shall be no less than sixteen (16" x16") inches.

- Trim shall be a min. grade of "B" lumber or Prime Trim. On homes with siding, trim shall be provided around all windows and doors, at all corners, at the foundation skirt, attic vents, and otherwise as generally required for sided homes.
- Fascia boards shall generally be a minimum of 7 1/4" with a shingle mold or gutter. Smaller fascia boards will be considered by the ARB should the design of the home warrant a smaller fascia.
- Frieze board shall be a minimum of five (5") inches.
- Attached wing walls shall match the adjacent building. Gates in wing walls shall be wood or metal.
- Vinyl or metal trim is allowed at eaves, overhangs and fascia. Perforated overhangs shall be continuous.

Attachments

Porches

- Porches shall have vertically proportioned openings and be a minimum of six (6') feet in depth.
- Porches shall have their columns, posts, spindles and balusters made of wood, stone, or precast concrete.
- Rear or side porches may be enclosed with wood and glass sash or screens; however, temporary glass or patio enclosures are not permitted.
- Stoops shall match the foundation wall.
- Decks shall be located in rear yards only and painted or stained. Style to match house.

Columns

- Columns shall have visible beams.
- Columns and posts shall be made of wood, stone, brick, metal, fiberglass, precast concrete, or cast stone.
- Post Columns shall be no less than eight (8) x eight (8) inches.
- Intercolumniation on the ground floor shall be vertically proportioned.

Awnings

- Awnings shall be a light metal armature with a canvas or metal membrane.
- Awnings shall be sloping rectangles and shall not be internally lit. All awnings must be architecturally approved.

Railings

- Railings shall be generally made of wood, ornamental iron, aluminum and / or stainless-steel cables.
- Railings shall have top rails and horizontal bottom rails centered on the balusters. Bottom rails shall clear the floor.

Balconies

- Balconies shall be visibly supported by brackets and shall not exceed three (3') feet in depth.

Chimneys

- Chimneys, where visible, shall be brick, stone, or stucco.
- Chimneys shall extend to the ground.
- Flues may be galvanized metal.

Miscellaneous

- Equipment, including HVAC, utility meters, and satellite dishes (eighteen (18") inches diameter maximum) shall be permitted at rear lots or side lots where located greater than 50% behind front corner. Corner lots are considered as having two fronts.

Roofs

- Sloped Roofs shall be clad in clay tile, slate, terne, copper, zinc, galvanized metal, concrete tile, wood shingles, fiberglass shingles (30-year minimum shingles), or prefinished colored metal (color must be approved by the ARB) or a combination of materials as approved by the ARB.
- Principal Roofs, (including detached buildings) where sloped, shall be a symmetrical gable or hip with a pitch of no less than 4:12. Flat roofs (or low slope roofs) shall be surrounded by a horizontal parapet wall. *(no less than three and one half (3 ½') feet high from the roof deck.)* HVAC or other equipment mounted on the roof of a flat or low slope roof shall be completely screened from view. Arched roof forms of all types are permitted.

- Where provided, eaves shall overhang a minimum of sixteen (16) inches.
- Dormers shall have windows or louvers and be proportionally scaled to the house.
- Gutters, downspouts and projecting drainpipes shall be made of galvanized metal, copper, painted seamless aluminum or shall match the roofing material.
- Gutters shall be profiled at closed soffits and half-round at exposed eaves.
- Roof Penetrations, including vent stacks, shall not be on the front roof slope and shall match the color of the roof.
- Skylights shall be flat and mounted only on rear slope of the roof.
- Roof colors shall be approved.

Openings

Windows

- Windows shall be made of painted aluminum, wood or vinyl and shall have clear, low E glass.
- Windows shall be single, double, triple-hung, fixed or operable casement and awning. Transoms shall be oriented horizontally. Multiple windows in the same rough opening shall be separated by a four (4") inches minimum post. The centerline of the window sash shall align within the centerline of the wall. There shall be no flush mounted windows.
- Bay Windows shall extend to the floor inside and to the ground outside. Decorative bay windows must be approved.
- If required, muntin shall be fixed on the interior and/or exterior surfaces. GIG (grille in glass) is acceptable with a minimum width of 1" grilles.
- Screens shall be by the same manufacturer as windows and allowed on the side or rear of house only if screens are installed on the exterior of the window unit.
- Shutters shall be louvered, paneled, or of an approved design and made of painted wood or cement board, and be proportional to the window. Shutters shall be sized and shaped to match the associated openings.
- Vinyl shutters shall have hidden fasteners.

Doors

- Doors shall be painted or stained wood, composite wood, fiberglass or metal.

Garages

- All garages shall have upgraded decorative garage doors.

Landscaping

- On-site staking, driveway, and tree removal plan to be approved prior to clearing.
- Only biodegradable mulch materials in their natural state are to be used. Rock gardens shall be submitted for approval.
- Sod in yards (as required) must be installed within six (6) months of house completion.
- Plantings: professional landscaping must be included on each lot, with a minimum of three (3) trees in front yard.

Fencing

- Frontage walls shall match the adjacent buildings. Gates in frontage walls shall be wood or metal.
- Frontage fences shall have different designs from the adjacent lots. Front yard landscape fences shall be a maximum of thirty (30") inches.
- Rear yard fences may be made of metal, masonry, trellis, lattice, hedge, garage building walls, or some combination thereof.
- Rear yard fencing must start at the back corners of the house and may run across and along the property lines. Stucco, stone or brick columns (with aluminum or wrought iron fencing) is allowed with a minimum of six (6') feet between columns. Fences will be no higher than five (5') feet. Lower heights will be required on the Lake Murray sides if they impact adjoining lots views.
- Wooden fences shall not be permitted.
- All fences must be approved in writing.

Yard Art

There is a maximum of two pieces of yard art per home. Yard art must be composed of metal, bronze or concrete only. No yard art can exceed 24" in height unless approved in advance by the ARB. Fountains are allowed in front yards but must be architecturally approved. Bird baths are allowed in rear yards only.