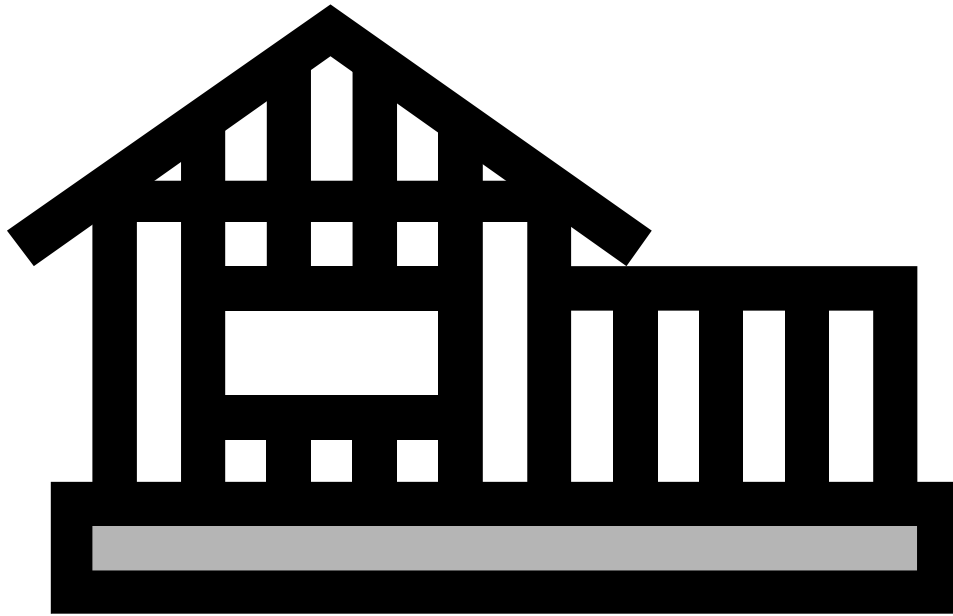


---

---

***ARCHITECTURAL GUIDELINES***

***FOR***



***SPRINGFIELD  
VILLAGE***

---

---

*October 21, 2003*

*The Architectural Guidelines were created to promote a diversity of architectural designs while simultaneously assuring compatibility with the architectural direction of the subdivision.*

### 1. FRONT PORCHES

- 1.1 *All front porches must be a minimum of 16” to a maximum of 36” above finished grade*
- 1.2 *Decking material*
  - Brick pavers or concrete with brick rowlock at perimeter of porch*
- 1.3 *Underpinning*
  - When Brick Pavers or concrete is used – brick veneer will be used*
- 1.4 *Steps*
  - Brick*

### 2. COLUMNS

- 2.1 *Square or round (painted white) equation for size: For every foot vertical multiply by 1 ¼ diameter (example 9’ high column x 1 ¼ 11 ¼” or 12” diameter)*
- 2.2 *All columns require substantial capital and base*

### 3. WINDOWS

- 3.1 *Windows to be white*
- 3.2 *Double Hung or single hung (unless decorative window)*

### 4. SIDING MATERIAL

- 4.1 *Vinyl Siding (minimize and J-Channel exposure)*
  - Brand – Mainstreet as manufactured by Certainteed or equal*
  - Style – Double 5” wood grain*
  - Colors –Linen, Beige, Cream, Tan, Sand, Gray, Clay*
- 4.2 *Shingle Siding*
  - Brand – Cedar Impressions as manufactured by Certainteed or equal*
  - Style – Perfection Shingle*
  - Colors –Linen, Tan, Maple, Gray, Cedar, Clay*
- 4.3 *Brick Siding*

*All foundations to be brick*

## 5. TRIM & GUTTERS

*5.1 All trim, gutters and downspouts to be white*

## 6. SHUTTERS (optional)

*6.1 Color per contractor or owner*

## 7. ROOF

*7.1 Fiberglass shingle “Horizon” as manufactured by Certainteed or equal or better*

*7.2 Pitch of homes to be 7:12 or greater unless approved otherwise*

## 8. GARAGES (optional)

*8.1 All garage door headers to be arched when located in front of home or Approved design*

*8.2 Front load garages are discouraged, but when used must provide extra roof overhangs or appropriate detailing*

*8.2 All garage doors to be painted white*

## 9. DRIVEWAYS

*9.1 All driveways to be concrete*

*9.2 Where long straight runs occur – a grass strip in the center may be used*

## 10. ACCENT & SCREEN WALLS

*10.1 All HVAC to be screened with a fence or landscaping*

## 11. FENCING

*11.1 No fencing may be erected nearer the front property line than the front wall of the single-family dwelling thereon.*

*11.2 On corner lots no fence may be erected within 10 feet from the street side yard property line.*

*11.3 The aforementioned fence restrictions are waived only for the installation of a white picket fence not to exceed 3 feet in height.*

*11.4 Chain link fencing is not permitted*

***The Developer will approve all plans for speculative and custom construction.***

***These guidelines are not restrictions but are given to the builders as recommendations for their consideration.***

***Builders will select a uniform design for all the lampposts and mailboxes for Springfield Village.***

***The Developer or its assigns reserves the right to modify these guidelines for individual situations or for all construction without notice.***