

# TYLER PARK

## Design Standards

# TYLER PARK DESIGN STANDARDS

## **ARTICLE I – AUTHORITY AND RESPONSIBILITY**

### **1.1 AUTHORITY TO ESTABLISH STANDARDS AND CONDUCT DESIGN REVIEW**

- 1.1.1 **DOCUMENTS:** The Tyler Park Design Standards (the “Standards”) are created under the authority of the Declaration of Covenants, Conditions and Restrictions (the “Declaration”) for Tyler Park Homeowners’ Association, Inc. (as may be amended from time to time). The Tyler Park Architectural Committee (the “TPAC”) is established under the same authority. The TPAC will use the Standards in its review of all applications for exterior improvements to any property in Tyler Park.
- 1.1.2 **REVIEW BY THE DECLARANT:** The Declarant for Tyler Park Homeowners’ Association, Inc. (the “Association”) reserves the right to review, evaluate, and approve, disapprove, allow or not allow the use of all builders’ and/or Realtors’ marketing and/or advertising plans and programs related to the sale and construction of new homes to be built in Tyler Park. Owner shall not market any home plan as “For Sale” in Tyler Park until the plan has been approved by the TPAC.
- 1.1.3 **ARCHITECTURAL REVIEW BOARD:** The TPAC has been established to promulgate these Standards and receives its authority from Article VI of the Declaration. Although the Standards contain a listing of specific requirements to be followed, the very nature of design is an individualistic process. Consequently, it is the responsibility of the TPAC to interpret the goals of the community and these Standards as they relate to design submittals and the TPAC has sole discretion in this regard.
- 1.1.4 **DEFINITIONS:** Any capitalized terms not otherwise defined herein shall have the same meaning as that found in the Declaration.

### **1.2 TYLER PARK DESIGN POLICIES**

- 1.2.2 **AMENDMENTS AND DELETIONS:** The TPAC reserves the right to modify, add to, or delete from any specific section of the Standards from time to time without notice or approval of any Member, Owner, Builder, or the Board of Directors. All changes must be approved by the Declarant prior to incorporation into these Standards.
- 1.2.3 **VARIANCES:** The Standards have been created to reasonably protect the quality and character of the community. The Designated Committee and, where provided in the Standards or Article VI of the Declaration, the Association, will endeavor to interpret, implement, and enforce these Standards in a consistent, fair and reasonable manner throughout the community. The TPAC retains all authority to interpret these Standards as they apply to each application, and also has the authority to grant variances from specific requirements based on site-specific conditions that may, in the sole discretion of the TPAC, warrant such an exception or when granting a variance would result in a better design. What constitutes a “better design” will be determined in the sole discretion of the TPAC. Neither the Association nor the MC may grant variances without approval from the TPAC until such time as the rights

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of the TPAC have been transferred pursuant to Article VI of the Declaration. No variance shall be granted if the variance request is determined to conflict with proffered conditions or County approved documents and plans.

- 1.2.4 **DESIGN STANDARDS NOT A WARRANTY:** These Standards and the review activities of the TPAC do not constitute a warranty to any Owner or group of Owners against any variance from these Standards occurring at any specific location in Tyler Park.

### **1.3 RESPONSIBILITY OF OWNERS**

- 1.3.1 **PROPERTY OWNER IS RESPONSIBLE:** Each builder, as the original lot owner, shall adhere to all standards and guidelines, presented herein. Construction completion shall include all minimum yard and landscaping improvements as required in the Standards.

Each Owner is responsible for ensuring his or her Lot, as defined in Article I, of the Declaration, is in compliance with these Standards. Any proposed improvements to be made to the Lot after initial construction may affect compliance, and the Declaration requires that the Owner obtain approvals from the Designated Committee prior to making the improvements, in order to maintain compliance. This is true regardless of whether or not the work is being performed by the Owner directly, by a contractor, or by any other individual.

- 1.3.2 **OWNER TO COMPLY WITH OTHER LAWS AND PROFFERED CONDITIONS:** In addition to approvals from the Designated Committee, other approvals and permits, such as a building permit, may be required by the Town of Fuquay-Varina. It is not the responsibility of the Association, the Declarant, or the TPAC to provide notification of required permits nor to obtain any permits on behalf of an Owner, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, with the Declaration or with the Standards.

## **ARTICLE II – SUBMITTALS AND REVIEW PROCESS**

### **2.1 SUBMITTAL AND APPROVAL PROCESS**

- 2.1.1 **SUBMITTALS TO BE COMPLETE AND ACCURATE:** Submittals prepared for consideration by the Designated Committee shall be complete, accurate, include sufficient detail to adequately explain the entire design and shall include drawings prepared as described in Appendix A. All requested information on the application forms shall be furnished. Submittals with insufficient explanation of a design, including all visible details, and submittals that are incomplete or inaccurate, cannot be accepted. The Designated Committee may, at its discretion, accept plans that are marked in red with late changes to design features; however, once the submittal is approved, the applicant may be required to resubmit corrected and revised sheets for the Association and Declarant files.

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### 2.1.2 **SUMMARY OF SUBMITTAL REQUIREMENTS:**

**FOR NEW CONSTRUCTION DURING INITIAL BUILD-OUT:** The builder will submit information as listed below:

- a) **NEW CONSTRUCTION PACKAGE:** Information to be submitted for each lot for record-keeping purposes are as follows:
  - 1) New Construction Application
  - 2) Site Plan / Plat
  - 3) Color Application
  - 4) Elevation Pages of construction plans to include all 4 sides
  - 5) Landscape Plan

**FOR NEW CONSTRUCTION REVIEW AFTER INITIAL BUILD-OUT :** In the event of damage or destruction of a home that requires total replacement, the builder will submit information as listed below:

- a) **NEW CONSTRUCTION PACKAGE:** Information to be submitted for each lot for record-keeping purposes are as follows:
  - 1) New Construction Application
  - 2) Lot Stakeout Application with Site Plan / Plat
  - 3) Color Application
  - 4) Construction Plan
  - 5) Review Fee (if applicable)

2.1.3 **REVIEW MEETINGS FOR MODIFICATIONS:** The Designated Committee shall review plans for modifications, additions and accessory buildings in regular, scheduled meetings. Applicant may contact the TPAC Chairperson or Community Manager for meeting times and dates. To be included on the agenda for a TPAC meeting, applications must be submitted no later than noon, 3 business days prior to the scheduled meeting day (for example, if the TPAC meets on Wednesday, submittals for review would be due by noon the previous Friday). To avoid construction delays, it is recommended that plans for approval be submitted prior to or concurrent with applying for building permits from the County, if applicable. If an independent MC is formed, that Committee may establish its own deadlines for submittals exclusive of any TPAC deadline requirements.

Submittals will be reviewed generally within 30 days of receipt by the TPAC of a complete application package including any required fees. If no response is received within 30 days after a submittal, the applicant shall contact the TPAC in writing to verify the application was received, and request action on the submittal. If action is not taken promptly within 15 days following

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Notification, the application shall be deemed to be approved to the extent that it complies with all provisions of these Standards, and construction may begin. Action for this section shall mean any response provided in writing to the applicant, including but not limited to, “Conditionally Approved,” “Not Approved,” or “Deferred.”

2.1.4 **REVIEW BASIS:** The Designated Committee shall base reviews of each application on its interpretation of the Declaration, and these Standards as well as on the graphic and written information presented. Due to time constraints, the Designated Committee review of all applications occurs without personal presentations by the applicant. If, in the applicant’s opinion, extenuating circumstances exist which would justify a variance from stated guidelines, this information shall be presented in writing by the applicant with the application.

e) **MODIFICATION PACKAGE:** A Modification review is defined as a review of as any improvement, alteration or construction that occurs on a Lot after a Certificate of Occupancy has been issued by the County. The submittal is reviewed by the TPAC unless a separate Modifications Committee has been formed.

- 1) Modification Application
- 2) Lot Stakeout Application (if applicable)
- 3) Site plan
- 4) Full set of construction drawings (if applicable).  
(For additions, construction drawing should show not only the exterior elevations of the addition, but also the full exterior elevation of the house showing the proposed addition.)
- 5) Landscape plan (if applicable)
- 6) Fence design & details (if applicable)
- 7) Review fee (if applicable)

2.2.5 **ARCHITECTURAL REVIEW FEES:** A submittal will be valid only if accompanied by the required fee. No plan shall be reviewed until such time as the submittal is complete and the required fee has been submitted.

| <u>REVIEW TYPE</u>  | <u>CHARGE PER PLAN</u>   |
|---------------------|--|
| Modification Review | There are no fees for Modification reviews by the TPAC. In the event that an independent Modifications Committee is formed, that Committee may recommend its own fee schedule to be approved by the Tyler Park Homeowners’ Association Board of Directors. |

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### **2.3 GENERAL CONSTRUCTION REQUIREMENTS FOR MODIFICATIONS**

- 2.3.1 CONSTRUCTION SCHEDULE: Construction for all improvements included in the Modifications Application shall commence within 6 months of the date of written approval and shall be completed within one year from the date of the approval. Approval for projects not started within 6 months of initial review shall expire and a new application package shall be submitted for review. The new application package will be reviewed in accordance with the Design Standards as they read at the time of review and accordingly, the Designated Committee reserves the right to deny an application which may have been previously approved.
- 2.3.2 CONSTRUCTION CHANGES: All construction shall be completed in accordance with the application and the plans as approved. Any deviation from the approved plans shall be submitted and reviewed by the TPAC and given written approval prior to any construction. Applicants requesting design change approvals should consult with the TPAC to determine if additional plans and specifications are required.
- 2.3.3 ACCESS TO LOTS: Submission of an application to the TPAC will constitute permission from the Owner to the TPAC or its agents to have access to the Lot before, during and after construction for the purpose of reviewing the construction and assessing compliance with all approvals per the application.

### **2.4 APPROVALS AND APPEAL PROCESS FOR MODIFICATIONS**

- 2.4.1 SUBMITTAL STATUS: An application is deemed to have been reviewed when notice is given to the applicant in writing by the Designated Committee or its designated representative. **NO VERBAL APPROVALS OR FINDINGS SHALL BE GIVEN TO AN APPLICANT BY THE DESIGNATED COMMITTEE.** The Designated Committee may issue any of the following four decisions:
- a) PRELIMINARY REVIEW: This is a review of early design drawings to give the applicant direction as to what the concerns of the Designated Committee are likely to be regarding that design. Comments are given to the applicant but no approval to proceed is granted without Designated Committee review of a complete submittal in accordance with the requirements of the Standards. An application marked “Preliminary Review” is not approved for construction.
  - b) CONDITIONALLY APPROVED: The application, as submitted, is approved for construction subject to the stated conditions in the approval letter being met.

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- c) NOT APPROVED: The application, as submitted, is not approved for construction. Reasons for the decision shall be given in writing. The Designated Committee may also provide suggestions for revisions but does not provide design solutions. A “Not Approved” action requires a complete re-submittal by the applicant for another review before any decision can be given.
- d) DEFERRED: The application, as submitted, is not approved for construction and that additional information is required. Reasons for this decision stem from a lack of information that once received should be adequate for a final decision. This action requires submittal of the requested information only, and not a full re-submittal, before any approvals can be given.

2.4.2 APPEAL PROCESS: In the event that an application is not approved by the Designated Committee on the basis of the Declaration or the Standards and the applicant contends that the submittal was misinterpreted or that there were extenuating circumstances which qualify for an exception from requirements, the applicant may request, in writing, an appeal for a variance and approval in accordance with the following hierarchy of appeals.

a) FIRST APPEAL

TPAC In the event that an application is not approved by the TPAC, the applicant may appeal directly to the TPAC for a variance and approval. The applicant is invited to present this appeal either in writing or in person. Any appeals presented in person must be scheduled at least one week in advance with the TPAC Chairperson. After the presentation of the appeal, the balance of the meeting shall be conducted in closed session.

MC If an independent MC is formed and the appeal applies to a decision made by that MC, the first appeal shall be to the MC with the same procedural guidelines detailed above.

b) SECOND APPEAL

TPAC If an applicant contends that he or she has been unfairly denied approval by the TPAC through the first appeal process, then a second appeal may be made in writing to the TPAC Chairperson, requesting that the submittal be sent to the Declarant for review. The Declarant may or may not request a personal meeting with the applicant and will issue a decision to the TPAC for communication in writing to the applicant. **There are no further appeals provided.**

MC If an independent MC is formed and the second appeal applies to a decision made by the MC, the second appeal must be to the TPAC in writing. The TPAC may or may not request a personal meeting with the applicant and shall issue a final decision in writing to the applicant.

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c) THIRD APPEAL

MC If an applicant contends that he or she has been unfairly denied approval by the MC and TPAC through the appeals process, then a third appeal may be made in writing to the TPAC Chairperson, requesting that the submittal be sent to the Declarant for review. The Declarant may or may not request a personal meeting with the applicant and shall issue a final decision in writing to the TPAC for communication to the applicant. If the rights of the TPAC have been conveyed by the Declarant to the MC, this third & final appeal would then be to the Tyler Park Board of Directors instead of the Declarant. In this case, the Tyler Park Board of Directors may develop its own procedures for that appeal process. **There are no further appeals provided.**



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## **ARTICLE III – HOMES AND ARCHITECTURE**

### **3.1 GARAGES**

Homes shall have at a minimum 2 car garages which may be attached or detached. Detached garages shall match the style and materials of the house.

### **3.2 ADDITIONS & ACCESSORY BUILDINGS**

Additions to a house after initial construction is complete, shall be of the same architectural style and general form, have similar architectural elements and details, and shall be constructed of the same exterior materials as is used on similar portions of the main house. Accessory Buildings (including detached garages) shall be sided and detailed similarly to the house, although a lower level of detail may be used when such building does not face a public street.

### **3.3 SETBACKS & MINIMUM SQUARE FOOTAGE**

For all lots, the minimum front setback is 15', the minimum side setback is 6' and the minimum rear setback is 15'. On corner lots, the setbacks are 16' for "front/side".

The minimum square footage of homes in Tyler Park is 2,500.

## **ARTICLE IV – LOT DEVELOPMENT STANDARDS**

### **4.1 CONSTRUCTION SITE MANAGEMENT**

4.1.1 TRASH CONTAINMENT: During construction, trash shall be contained on site or removed daily. If trash is not removed daily, dumpsters shall be placed prior to the commencement of framing operations on any construction site, and shall be maintained until the trim-out operations are completed. All construction debris and all construction personnel trash (food and drink containers, wrappers, etc.) shall be disposed of in the dumpster and shall not be dumped on the job site, on other sites, or on common areas within the community.

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- 4.1.2 HAZARDOUS AND TOXIC WASTE: No petroleum based products or other potentially hazardous or toxic substances shall be disposed of on any lot, any storm drain, any drainage ditch, stream or pond within the properties.
- 4.1.3 PORTABLE TOILETS: During construction, every general contractor shall maintain portable toilets on construction sites. Single toilets may serve multiple sites as permitted by the County. Toilet doors shall face the interior of the site. Where a construction site borders a completed home, the toilet shall be at least 10' away from the adjacent lot line.
- 4.1.4 CONSTRUCTION ENTRANCES: Construction entrances on Lots shall be limited to the future permanent driveway location. Rock fill in construction driveways shall be maintained to prevent the carrying of soil into the street by construction vehicles. Any soil deposited on Tyler Park roads by construction vehicles shall be immediately removed and the street area cleaned by the Builder.
- 4.1.5 CONSTRUCTION VEHICLE PARKING: Construction vehicles, trailers, and equipment may be parked on streets during construction hours only. Vehicles and equipment shall not be parked on streets overnight, nor on weekends or holidays without prior notification to and approval from the TPAC Chairperson.
- 4.1.6 CONSTRUCTION SIGNS: Only one construction sign shall be permitted per home for the identification of the Builder, architect, sub-contractor and/or suppliers, and shall be based on templates approved by the TPAC or the Declarant. This sign shall not exceed 3 square feet and shall be permanently mounted on a suitable post. Larger signs showing architectural renderings and similar information may also be installed only with prior approval from the TPAC or Declarant.
- 4.1.7 INITIAL "FOR SALE" SIGNS: Initial "For Sale" signs (i.e. "For Sale" signs posted during the New Construction process) other than those posted by the Declarant, shall be limited to one sign per home and shall be placed in the front of the home. Initial "For Sale" lead-in signs are not permitted to be placed by the Builder. The TPAC reserves the right to restrict the size, placement, and design of any initial "For Sale" signage as the TPAC deems appropriate.

### **4.2 SITE CLEARING**

- 4.2.1 TREE PRESERVATION: Existing trees of six inches (6") caliper or greater located on the Lot shall not be removed with the exception of dead or diseased trees or parts thereof. This shall not prevent the removal of trees necessary for the construction of improvements, driveways, drain fields, or drainage facilities.
- 4.2.2 TREE REMOVAL ON IMPROVED LOTS: After initial construction, no tree greater than 6" in diameter measured from a point two (2) feet above the ground shall be removed without first obtaining approval from the Designated Committee, except during emergency situations where trees are damaged or have been made imminently dangerous by wind storms or other natural occurrences.

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Generally such trees may be removed only if they are diseased or dead, and may be required to be replaced with the same species, sized according to the Standards specified herein for such trees.

- 4.2.3 WETLANDS AND WETLAND BUFFERS: Where wetlands or wetland buffers exist in the community, no structures of any kind may be installed. This includes but is not limited to, fences, play structures and sheds. No clearing, grubbing or redistribution of material within the preserved wetland area is permitted. Wetlands, where they exist in the community, shall remain in a natural undisturbed state except for those approved by the Town of Fuquay-Varina in Wake County. **ANY violation related to wetlands or wetland buffers is the sole responsibility of the offending party.**

### 4.3 GRADING AND EROSION CONTROL

- 4.3.1 PREVENT EROSION DURING CONSTRUCTION: Compliance with applicable government regulations and code requirements in preventing silt runoff is required. Erosion control devices shall be installed prior to construction as required by the County or North Carolina State Code, and maintained for the duration of construction. Any mud or silt runoff onto adjoining properties, common areas, sidewalks or streets shall be immediately stopped and residue removed.
- 4.3.2 GRADING FOR DRAINAGE: The site shall be graded to direct water away from residence and prevent ponding, standing water, or poorly drained areas. Final grading for drainage shall be in accordance with the master drainage plan for the community.
- a) Where the natural topography conducts drainage from one lot across another lot, drainage after development may be restored to this natural direction unless otherwise required by the master drainage plan.
  - b) Topography shall not be altered in such a way as to re-direct drainage across adjacent properties, nor shall it be altered in such a way as to result in water that would otherwise normally flow across the lot being trapped on adjacent lots. When possible, drainage shall be directed to the street or to the rear of the lot.
  - c) Concentrated drainage, such as from house gutters, shall not be piped onto, or directly toward adjacent lots, common areas, or rights of-way. Concentrated drainage shall be defined as any pipe or ground gutter outfall within 10' of an adjoining lot line. Where possible, concentrated drainage should be piped directly into storm drains.
- 4.3.3 TERRACING AND RETAINING WALLS: Where necessary to stabilize slopes, retaining walls, stepped terraces or other forms of permanent erosion control shall be constructed. Any permanent structures constructed for erosion control, such as retaining walls, shall be approved by the TPAC prior to installation. Any retaining wall visible from a street shall be constructed of brick or stone as appropriate to the house. Other retaining walls may be constructed of timber or interlocking unit masonry. All walls shall be constructed level and stepped as required for changes in slope.

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## 4.4 LANDSCAPING

- 4.4.1 LANDSCAPE PLAN REVIEW: An initial Landscape Plan, for New Construction, and any changes thereto, must be submitted to the TPAC for inclusion in the homeowners' file.
- 4.4.2 FRONT YARD AREA: Front Yards shall be defined as all yard areas (except for foundation planting bed) from the front corners of the house to the curb. All Front Yards shall be sodded with a drought resistant turf grass or planted with low-growing ground cover. For corner lots, the Corner Side Yard is considered a Front Yard.
- 4.4.3 FOUNDATION PLANTING BEDS: Foundation planting is required along the entire front façade of the house. For corner lots, foundation beds shall return down the full side of the house in the along the Corner Side Yard. Planting beds shall meet the following criteria unless otherwise approved by the TPAC:
- a) Foundation Planting Beds shall be a minimum of 4' wide from the house foundation to the edge of the planting bed.
  - b) House corners shall be visually softened with vertical accent shrubs (4'-5') or small evergreen trees (6'-8').
  - c) Planting beds shall contain a minimum of 50% evergreen material and should include two or more of the following types of materials:

| PLANT TYPE  | MINIMUM SIZE | MAXIMUM SPACING     |
|---|--------------|---------------------|
| Groundcover (i.e. periwinkle, lirioppe, pachysandra)          | 2¼" pots     | 12" staggered rows  |
| Small Shrubs (i.e. euonymus, helleri holly, azalea)           | 18" - 24"    | 30" (when in rows)  |
| Large Shrubs (i.e. boxwood, pyracanta, arborvitae)            | 24" – 30"    | 48"                 |
| Trees (i.e. Nellie Stevens holly, redbud, Japanese red maple) | 5' – 6'      | Individually placed |

- 4.4.4 PLANTING BED MATERIALS & MAINTENANCE: The following types of planting bed materials are permitted in Tyler Park: Hardwood (shredded) mulch, rubber mulch or landscape rocks, stones or pebbles. Colors for hardwood and rubber mulch shall be muted shades of brown or black. Colors for landscape rocks, stones and pebbles shall be muted shades of brown or black. All other colors shall be considered on a case by case basis and reviewed within the context of the lot and overall community. All types of planting bed materials shall be maintained and beds shall be weed free.

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- 4.4.5 **SIDE YARDS:** Side Yards shall be defined as any lot area between the house and the side lot line, and between the front corner of the house and the rear corner of the house. Side Yards shall be sodded to match Front Yards.
- 4.4.6 **CORNER SIDE YARDS:** Corner Side Yards shall be defined as the Side Yards adjacent to a street on a corner lot. For the purpose of landscaping, the Corner Side Yard is subject to the same Standards as Front Yards.
- 4.4.7 **REAR YARD:** Rear Yards are defined as any lot area from the rear corner of the house, back to the rear property line. Lawn areas in Rear Yards may be either sodded or seeded. Rear Yards may also be developed as ornamental gardens, planting beds with shrubs or trees, or mulched play areas. The TPAC reserves the right to require sod or additional landscaping in Rear Yards of homes that are highly visible from a public street.
- 4.4.8 **PONDS & WATER FEATURES:** Ponds, waterfalls, fountains, or other decorative water features must be approved by the TPAC and shall be permitted in rear yards only.
- 4.4.9 **VEGETABLE GARDENS:** All vegetable gardens and any other gardens for non-decorative plants which are not part of normal property landscaping, shall be permitted in Rear Yards only, shall be located behind the mass of the home and may not take up more than 10% of the rear yard area. All gardens must be submitted to the Designated Committee for review and approval prior to installation.
- 4.4.10 **STREET TREE PROGRAM:** The following plan for the planting of ornamental or shade trees along the streets of Tyler Park has been created in accordance with Article III, Section 3.14 of the Declaration in order to enhance the overall streetscapes in the community. This comprehensive plan was designed to regulate the planting and maintenance of trees adjacent to streets to better provide for more aesthetically pleasing streetscapes as well as to contribute significantly to the value of land, preservation of resources and quality of life in the community.
- a) **INSTALLATION:** Unless determined otherwise by the town of Fuquay-Varina, only two types of trees are permitted. The size and species of the tree and the location of the planting shall be in compliance with applicable zoning ordinances and landscape plans approved by the Town of Fuquay-Varina in Wake County. To ensure the uniformity of the size and placement of the trees as well as to ensure compliance with the submitted streetscape plan, the Declarant may install all of the Street Trees along each section of road after a majority of home construction in that section has been completed. Alternatively, at the sole discretion of the Declarant, Street Trees may be installed by the Builder at the time of initial landscape installation for the lot. The Declarant shall have the right, at its discretion, to plant more than one tree on a Lot as part of the Street Tree Program.

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Due to the timing of installation of the Street Trees, access shall be granted by Lot Owner for the Declarant, Builder or the Declarant or Builder's contractor(s) to gain access to the Owner's private property for the purpose of planting these Street Trees.

- b) **MAINTENANCE:** At all times following the planting of a tree as part of the Street Tree Program, the Owner shall have the obligation to maintain the tree, at Owner's expense. The Association reserves the right to require the removal and replacement of any dead or dying trees or require that any trees with dead or low-hanging branches be trimmed. Any tree that is part of the Street Tree Program which is required to be removed shall be replaced with a tree of the same type and similar size and in the identical location as the tree which was removed unless otherwise approved by the TPAC. All removal and replacement shall be at the sole expense of the Owner.

### **4.5 LANDSCAPE ACCESSORIES**

- 4.5.1 **CLOTHESLINES:** Retractable exterior clotheslines shall be permitted in rear yards, directly behind the mass of the house and not extending to the side past the house corners. Clotheslines shall be retracted when not in use.
- 4.5.2 **FLAGS & FLAGPOLES:** No flag or flagpole of any size, shape, or form, temporary or permanent, shall be permitted on the exterior of any portion of a Lot (as described in the Declaration) or improvement thereon, except as provided herein:
  - a) **FLAGS MOUNTED ON HOUSES:** The Designated Committee may grant written approval for a reasonable and aesthetic house mounted pole or poles, which are attached to and extend from the facade of the house. One house mounted pole may be attached to and extend from the facade by the front door of a home without the prior written approval of the Designated Committee as long as the pole does not exceed 6' in length and the flag displayed on the pole does not exceed 4' x 6'.
  - b) **VERTICAL FLAGPOLES:** Neither permanent nor temporary vertical flagpoles shall be permitted in front yards. Permanent or temporary flagpoles not exceeding 15' in height, may be permitted in rear yards directly behind the mass of the house and no closer than 20' to any property line. Written approval from the Designated Committee is required for Vertical Flagpoles.
  - c) **DECORATIVE FLAGS:** Flags greater than 12" x 18" which are mounted on posts, are permitted on a temporary basis only under the guidelines provided in Section 4.5.4(c) for holiday decorations. Flags mounted in this way shall not impede pedestrian walkways or roadways. Small flags no larger than 12" x 18" are permitted to be displayed all year round on posts located in the Front Yard.

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Outside of this stated approved guideline, the display of any flag or the installation of any necessary supporting structure(s) for any flag on or within the Properties, including on the exterior of any Lot (as described in the Declaration) or any improvement thereon within Tyler Park, is hereby expressly prohibited without prior written approval of the Designated Committee. For the purpose of this section, any flag or flagpole or necessary supporting structure for any flag on any portion of a Lot (as described in the Declaration) is deemed an “exterior alteration or modification of existing improvements” as contemplated by Article XII of the Declaration.

4.5.3 SIGNS: Except as noted below, all signs on lots in Tyler Park, as well as lead-in signs and builder’s or realtor’s signs, shall be based on templates approved by the TPAC, and must be approved as to placement. During initial house construction, only one construction sign will be permitted per lot, for the identification of the builder, architect, sub-contractors or suppliers. “For Sale” signs, other than those posted by the Declarant, shall be limited to one sign per lot and placed in the center of the front yard only. Rear yard signs are not permitted. No lead-in signs are permitted.

- a) REAL ESTATE SIGNS: Real estate signs for resale of a home may not exceed 2’ x 3’ in size and stand no higher than 5’ from the ground. Real Estate Signs may be placed in the front yards only.
- b) SECURITY SIGNS: Signs indicating the existence of security systems are permitted in front of the home in landscape beds near the front door, not at the street. Security signs may not exceed a maximum of 10.5” x 8” in size.
- c) ELECTION SIGNS: Election campaign signage may be placed on the Owner’s lot and may not exceed 2’ x 3’ in size and stand no higher than 5’ from the ground. Only one Election Sign (total) may be displayed per home no more than 30 days prior to or 48 hours following national, federal, local or community elections.
- c) INITIAL “FOR SALE SIGNS” & CONSTRUCTION SIGNS: Initial “For Sale” and construction signs are signs placed by the original builder for the first sale of the home. Construction signs and initial “For Sale” signs are addressed in sections 4.1.6 & 4.1.7 of these Standards.
- d) “WELCOME” AND RESIDENTIAL IDENTIFICATION SIGNS: No more than one sign displaying a welcome message or address is permitted. Signs may be anchored to the home or placed in front of the home in a landscape beds near the front door, not at the street. The sign shall not be larger than 11” x 17” in size and stand not higher than 3’ from the ground. Color, material, size, message & location of the sign shall be approved by the Designated Committee. The Designated Committee reserves the right to deny placement of any sign the message of which it deems distasteful. What is considered “distasteful” shall be in the sole discretion of the Designated Committee.

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- 4.5.4 OTHER LANDSCAPE ACCESSORIES: Landscape Accessories are defined as any structure placed, erected or installed in the Front or Rear Yard which was not approved as part of the original landscape plan for the home. For the purpose of this section, the Front Yard is defined as the area extending from the rear plane of the home to the side property lines and forward to the street.
- a) LARGE LANDSCAPE ACCESSORIES: Large Landscape Accessories are those accessories that measure 3’ tall or higher and include, but are not limited to, the following: benches, arbors, trellises, fountains, permanent barbecues, statues, decorative objects, and temporary shade structures. If not listed here, the TPAC shall determine in its sole discretion if the submitted item is considered a Large Landscape Accessory.
    - 1) PLACEMENT: In general, unless a variance is granted by the TPAC, Large Landscape Accessories, excluding rain barrels, cisterns and other water conservation devices, are permitted no farther forward than the rear corners of the home and shall be located behind the mass of the home. The Designated Committee may consider Large Landscape Accessories that are part of an overall landscape plan in front of the home on a case-by-case basis. The Designated Committee reserves the right to require additional screening for any Landscape Accessory.
    - 2) APPROVAL REQUIRED: All Large Landscape Accessories must be submitted to and approved by the Designated Committee as to size, location, design & materials prior to installation.
  - b) SMALL LANDSCAPE ACCESSORIES: Small Landscape Accessories measure less than 3’ in height and include, but are not limited to, the following: bird feeders and hangers, plant hangers, flower pots, bird globes, edging, statues and decorative objects. If not listed here, the TPAC shall determine in its sole discretion if the submitted item is considered a Small Landscape Accessory.
    - 1) PLACEMENT: No more than five (5) Small Landscape Accessories shall be permitted in the Front Yard. With the exception of landscape edging installed around any planting bed, Small Landscape Accessories shall not be located farther than five (5’) feet from the front façade of the home unless a variance is granted by the TPAC.
    - 2) APPROVAL REQUIRED: Small Landscape Accessories which meet the requirements listed above need not be submitted for approval prior to installation, however the Association reserves the right to require removal of any Small Landscape Accessory which it deems, in its sole discretion, to be distasteful. What is considered “distasteful” shall be in the sole discretion of the Board of Directors of the Association.
  - c) HOLIDAY DECORATIONS: All holiday decorations are subject to regulations adopted by the Tyler Park Board of Directors and may be prohibited or subjected to additional regulations. Holiday decorations may be displayed 2 months prior to and no



## **TYLER PARK DESIGN STANDARDS**

more than 1 month after any commonly recognized holiday for which such decorations are traditionally displayed. For holiday lighting guidelines, please refer to Section 4.8.2(e).

### **4.6 DRIVEWAYS, PAYMENTS AND WALKWAYS**

- 4.6.1 **DRIVEWAYS AND APRONS:** Every improved lot in Tyler Park shall have a single paved driveway that conforms to the following criteria. The driveway shall be maintained free from excessive oil, mud and other stains. The Association may enforce compliance of such maintenance as needed.
- a) **MATERIAL:** The permitted material for driveways and parking areas is broom-finish concrete. Where a driveway is intersected by a concrete sidewalk, the apron of the driveway, from the sidewalk to the roadway, must be concrete to match the sidewalk.
  - b) **SETBACKS:** All driveways, regardless of location at entry, shall be held a minimum of 3' off the side property lines unless otherwise approved by the TPAC.
  - c) **DRIVEWAY WIDTHS:** Unless otherwise approved by the TPAC, driveway widths shall be no greater than the width of the garage door plus 1' on each side. For multiple doors, the driveway may extend to 1' outside the outer door edges. If a variance is granted for the driveway width to be less than the stated minimum, notification of the initial purchaser by the initial builder, noting the less than optimum sizing, is required and must be signed by the purchaser and returned to the TPAC for verification. Only one driveway is permitted per lot.
  - d) **SPECIAL DRIVEWAYS:** Circular driveways, parking areas in front of the house, and other special conditions are generally discouraged where they substantially reduce the yard area in the Front Yard. The TPAC may approve certain applications where they feel that the appearance of the Front Yard will not be adversely affected or when granting a variance would result in a better design. What constitutes a "better design" will be determined in the sole discretion of the TPAC.
- 4.6.2 **FRONT WALKS:** Front walks shall extend either from the front steps to the driveway or from the front steps to the sidewalk in front of the home. Front walks shall be paved of broom finish concrete, exposed aggregate concrete, brick, or concrete pavers. They can be pervious or impervious materials. Minimum width of any front walk shall be 3'-0".
- 4.6.3 **SECONDARY WALKWAYS:** Unless intersected by a fence, secondary walkways extending forward of the rear plane of the home shall be constructed entirely of approved hard surface material. Secondary walkways located behind the rear plane of the home, or any portion of a secondary walkway located behind a fence may be constructed of loose laid stone in gravel or mulch in addition to approved hard surface materials. Continuous landscape edging shall be required along soft surface walks.

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- 4.6.4      **SIDEWALKS:** Where indicated on the neighborhood plat, lots shall include sidewalks along street frontages. These sidewalks shall be broom-finish concrete.
- 4.6.5      **PATIOS:** Patios are permitted and may be paved of broom finished concrete, exposed aggregate concrete, brick or concrete pavers. Other materials shall be reviewed on a case-by-case basis. The design and location of patios shall be judged on a case-by-case basis by the Designated Committee.

### **4.7 MECHANICAL, ELECTRICAL AND COMMUNICATIONS EQUIPMENT**

- 4.7.1      **UTILITY EQUIPMENT:** No equipment other than equipment placed by a utility provider for phone, electric, cable, internet and for any household utility not yet contemplated but developed in the future and deemed in the sole discretion of the TPAC a standard utility under this provision, may be placed on a home except for standard residential heating and air conditioning equipment or satellite dishes in compliance with provisions of the Declaration and this section. Window or through-wall heating and air conditioning units are prohibited. Generators permanently installed and permanently affixed to the home and provided for emergency use are permitted on a case by case basis with regard to size and shall be subject to the same design standards provided for utility equipment in this section.
- 4.7.2      **OTHER EQUIPMENT:** Mechanical equipment detached from the home, yard equipment and other similar items, on or stored outside the home, shall be located behind the mass of the home and located or screened so as to be reasonably concealed from view of neighboring lots, streets and property located adjacent to the lot. What constitutes “reasonably concealed” or “similar items” shall be in the sole discretion of the Designated Committee.
- 4.7.3      **SATELLITE DISHES AND ANTENNAS**
- a)      **PERMITTED SATELLITE DISHES AND ANTENNAS:** No satellite dish or antenna in excess of one meter in diameter shall be allowed on a Lot. The following satellite dishes and antennas are permitted as required by the Federal Telecommunications Act:
- 1)      A satellite dish or an antenna that is designed to receive direct broadcast satellite service, including direct-to-home satellite services.

## **TYLER PARK DESIGN STANDARDS**

- 2) A satellite dish or an antenna that is designed to receive video programming services via multi point distribution services, including multichannel, multi point distribution services, instructional television fixed services, and local multi point distribution services.
  - 3) A satellite dish or an antenna that is designed to receive television broadcast signals.
- b) LOCATION: Television Broadcast Antennas shall be located in the house attic unless it can be demonstrated that inadequate space exists in this location, or that adequate reception is not feasible here. For satellite dishes, to the extent it is reasonable, the preferred location and installation site shall be in the rear of a dwelling or in the rear portion of the Lot. The following priorities shall be observed in determining location for satellite dishes:
- 1) Mounted directly on the rear of the home, on a roof plane facing the rear, or on the back side of a chimney.
  - 2) Mounted on the ground in the rear yard.
  - 3) Mounted on a pole, an existing other structure, or a tree in the rear yard.
  - 4) If no clear signal may be obtained in any of the above locations, mounted on the ground or, if necessary, on a pole, in the front yard, or on the front plane of the home. In the event that the satellite dish must be mounted in the Front Yard, Owner shall notify the Designated Committee in writing, of such concern. Such notification shall include the appropriate documentation related to preclusion of reception and designate the site upon which the Owner wishes to install the satellite dish.
- c) APPEARANCE AND SCREENING: Insofar as possible, the visibility of antennas should be minimized using one or both of the following methods:
- 1) To the extent they do not comprise the signal reception, screen the antenna from view from the street with natural plantings, trees and shrubs.
  - 2) Use antennas with a dark or muted color, or paint the antenna a muted color to blend with the background surface on which it is mounted or with the surrounding landscape.
- d) NO ADDITIONAL REGULATION BY THE ASSOCIATION: Under Federal law, satellite dishes and antennas that meet the requirements of this section may not be further regulated by the Tyler Park Board of Directors or the TPAC as to type or

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placement. Residents are encouraged to use care in the selection and placement of satellite dishes and antennas to preserve the appearance and character of Tyler Park.

### 4.7.4 SOLAR PANELS

- a) Solar collectors that lie flat against a roof plane or that are otherwise not generally visible from a street are recommended for residential domestic hot water systems and may be used upon approval of the exterior components by the TPAC.

## **4.8 EXTERIOR LIGHTING AND FIXTURES**

4.8.1 POST LAMPS: Post lamps of traditional design appropriate to the style of the house, may be installed in front yards and shall be submitted for review and approval as to location, style, color and design. Only incandescent or socket fluorescent type fixtures are permitted.

4.8.2 OTHER PERMITTED FIXTURES: Other exterior light fixtures shall be limited to lights at entrances to the structure, lights at garage doors, low intensity landscape or driveway lights, facade floodlighting as defined below, and side or rear (only) eave-mounted floodlights directed completely within the applicant's lot area. Light fixtures shall be compatible in style with the style of the house with the provision that flood lights may be more generic in design.

- a) FAÇADE ARCHITECTURAL ACCENT LIGHTING: Accent lighting of the front and rear façades of the home may be permitted by the Designated Committee. If permitted, only incandescent or halogen bulbs limited to a maximum of 50 watts are permitted. Fixtures shall be concealed in landscape beds and, when possible, shall be placed between the home's façade and landscaping. No more than one fixture for every 15' of façade frontage will be permitted.
- b) FAÇADE FLOODLIGHTING: Floodlighting of front facades shall be permitted by the TPAC on condition that floodlights use only low voltage fixtures, and the fixtures are placed at ground level and concealed in landscape beds.
- c) LANDSCAPE LIGHTING: Landscape lighting fixtures may be utilized to illuminate landscaping, landscape beds, walkways, trees, decks, water features and patios. Light from landscape lighting must be directed completely within the applicant's lot area.
  - 1) LOCATION: All landscape lighting shall be incorporated into a landscape bed and shall be placed so as to face directly at the object(s) being illuminated.

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- 2) **STYLES:** Landscape lighting fixtures shall be limited to a maximum of 40 watts per fixture and utilize either incandescent or halogen bulbs. Fixtures shall be compatible with the style of the house.
- 3) **APPROVAL REQUIRED:** All landscape lighting shall be submitted to the Designated Committee for review and approval of location & design prior to installation.
- d) **HIGH INTENSITY FIXTURES PROHIBITED:** High intensity house or pole mounted area or security lights are prohibited unless permitted by the TPAC for special conditions. "High intensity" refers to ballasted light fixtures using high or low-pressure sodium, mercury vapor, or metal halide lamps.
- e) **HOLIDAY LIGHTING:** All holiday lighting is subject to regulations adopted by the TPAC or Tyler Park Board of Directors and may be prohibited or subjected to additional regulations. Holiday lighting may be displayed 2 months prior to and no more than 1 month after any commonly recognized holiday for which such lighting is traditionally displayed. Refer to Section 4.5.4(c) for Standards pertaining to other Holiday Decorations.

### **4.9 FENCES**

- 4.9.1 **YARD FENCES:** Pressure treated wood fences and evergreen hedges are permitted to enclose Rear Yards or portions of Rear Yards. Staining of fences will be reviewed on a case by case basis. PVC & metal fences are not permitted except as provided in Section 4.10.6. Other materials may be considered on a case by case basis.
- a) **PICKET FENCES:** Only straight (pointed picket) picket fences are permitted. Fences may extend up to 4' to the top of the picket. Spacing between pickets shall be no less than 1" and no greater than 3". Appendix B for illustrations of approved fence types.
  - b) **PRIVACY FENCES:** Only straight solid board privacy fences with a capped top are permitted. Fence may extend up to 6'. See Appendix B for illustrations of approved fence types.
  - c) **GENERAL FENCE CONSTRUCTION:** The finished side of vertical fence boards shall face out from the lot being fenced. Fences may be constructed on property lines except where otherwise indicated in this Section 4.9. Where an existing fence is already constructed on a property line, the new fence may extend up to it. Only one fence shall be constructed at the same location on any property line.

## **TYLER PARK DESIGN STANDARDS**

- d) **INSTALLATION LOCATION:** Fences shall be permitted in Rear Yards only and no farther forward than the rear corners of the home. For corner lot side yards, fencing may extend up to the side yard sidewalk unless landscaping is required between the fence and the road, in which case the fence shall be set back a sufficient distance to allow for landscape screening.
    - 1) **LANDSCAPING REQUIRED:** If a fence is installed on the following lots, landscaping consistent with the front foundation beds is required to be installed along the exterior of the fence along the street: Lots 1, 4, 5, 12, 13, 17, 28, 29, 38, 39, 46, 52, 60, 61, and 92.
  - e) **SWIMMING POOL FENCES:** Pools shall be enclosed with either privacy or picket fencing. Black metal fencing (excluding chain link) may be submitted for consideration on a case by case basis.
  - f) **DOG RUNS:** In addition to Dog Pen standards in Section 4.9.4, dog runs are permitted and shall be located behind the rear plane of the home.
    - 1) **DEFINITION:** A dog run is defined as a fenced area in which a dog can be confined and can exercise.
    - 2) **LOCATION:** The dog run may be attached to the rear of the home or enclose a portion of the Rear Yard. Dog runs shall be constructed with pressure treated wood or black chain link fencing screened by privacy fence or approved landscaping such that the chain link is not visible from any adjacent road or amenity. The fenced area shall not exceed four (4) feet in width and the fence shall not exceed six (6) feet in height.
    - 3) **APPROVAL REQUIRED:** All dog runs shall be submitted to the Designated Committee for review and must receive written approval prior to installation.
- 4.9.2 **PRIVACY SCREENS FOR SPAS:** Privacy screens may be vertical board privacy fences or framed lattice and may be constructed on decks or directly adjacent to patios for the purpose of screening spas. The extent of these privacy screens shall be reviewed by the Designated Committee on a case-by-case basis, but in no case shall any such privacy screen extend past the rear corners of the house. The Designated Committee reserves the right to require landscaping for the purpose of mitigating the visibility of this screening.
- 4.9.3 **RESIDENTIAL TRASH ENCLOSURES/SCREENING FENCES:** HVAC equipment and trash containers shall be enclosed in a screened enclosure or in separate enclosures.
- a) **INSTALLATION LOCATION:** Enclosures may be located in the Rear Yard or on the side of the house toward the rear corner of the home. No enclosures shall be located on an adjacent lot or in an adjacent lot's maintenance easement.

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- b) GENERAL ENCLOSURE CONSTRUCTION: Screening fences may be convex picket fencing or framed lattice enclosures constructed of natural wood. Fence enclosures shall be properly supported, trimmed, level and plumb. Equipment shall be screened facing the street and side lot lines, but may be open to the rear. Spaces between vertical fence boards shall be 2" maximum. The height of the screening enclosure shall be at least as high as the equipment screened, but not more than 12" higher. In any case, the maximum height may not exceed 5'.
  - c) APPROVAL REQUIRED: Other than those constructed during the New Construction process, any Enclosure shall be submitted to the Designated Committee for review & approval prior to installation. The Designated Committee reserves the right to require additional landscape screening when, in the sole discretion of the Designated Committee, it is determined that the siting of the enclosures so requires.
- 4.9.4 DOG PENS: Dog pens shall be submitted to the Designated Committee and will be reviewed on a case-by-case basis. In no instance shall a dog pen extend beyond the rear plane of the home. The Designated Committee reserves the right to require additional screening when, in the sole discretion of the Designated Committee, it is determined that the siting of the Dog Pen so requires. For dog runs see Section 4.9.1 (f).
- 4.9.5 PROHIBITED FENCE TYPES: Split rail, board and rail, turned rail, or any other rough-cut rail fences, unless as an integral part of the overall design of the community are prohibited. Unless otherwise provided herein, the following fence types are prohibited for use in any area of Tyler Park: chain link fences, barbed wire fences, fences with metal posts, stockade style solid picket fences and post and wire fences. Any fence type not described in this article must be submitted for review by the TPAC to determine if it may be used.

### **4.10 RECREATIONAL EQUIPMENT AND STRUCTURES**

- 4.10.1 PLAY EQUIPMENT: Play structures and equipment shall include but not be limited to: Swing Sets, Sliding Boards, Jungle Gyms, Climbing Structures, Trampolines and Skateboard Ramps. Factory built, pre-finished equipment is preferred but not required. Home-built play equipment shall be neat and orderly in appearance and finish. All structures shall be stained or painted in neutral or earth tone colors. All exterior play equipment must be submitted for approval and review by the Designated Committee prior to placement on the lot.
- 4.10.2 ENCLOSED STRUCTURES: Forts, playhouses, or other enclosed buildings with an interior height of 6'-0" or less floor-to ceiling, and with a total floor area of less than 36 square feet shall be considered to be play equipment. Dog houses are also permitted under this section. Larger buildings are considered to be Accessory Buildings regulated under Section 5.10.

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- 4.10.3 LOCATION: Unless otherwise noted in this section, Play Equipment & Enclosed Structures shall be located in Rear Yards only, away from property lines that are adjacent to other houses or roads and away from neighbors' direct view where possible. Play sets must be located behind the mass of the house, and are not permitted in the side yard. Variances may be granted by the TPAC on a case-by-case basis for wooden play structures to be located in the side yard pursuant to Section 1.2.3.
- 4.10.4 BASKETBALL GOALS: Goals, if installed, shall be installed in accordance with the following criteria:
- a) POLE MOUNTED: Pole mounted basketball goals are defined as any permanent or temporary basketball goal which is not affixed to the home. Temporary basketball goals may not be used on community streets.
    - 1) LOCATION – DRIVEWAY WITH FRONT LOAD GARAGE: For homes with front loading garages, temporary or permanent pole mounted basketball goals may not directly face the street unless otherwise approved by the Designated Committee. Permanent basketball goals may be installed on the side of the driveway and no farther than 10' from the garage door.
    - 2) LOCATION – DRIVEWAY WITH SIDE LOAD GARAGE: For homes with side loading garages, temporary or permanent pole mounted basketball goals may be installed either at the head or side of the driveway. Temporary or permanent pole mounted basketball goals installed on the side of the driveway may only be located behind the front plane of the home.
    - 3) LOCATION – BACK YARD: Temporary or permanent pole mounted basketball goals are permitted in rear yards, but must remain directly behind the mass of the house and be located no closer than 8' to any property line. Basketball pads will be considered a patio & the materials for the pad must be consistent with those listed for patios in Section 4.6.5. Basketball pads must be submitted to the Designated Committee for review & approval prior to installation.
    - 4) DESIGN: Mounting pole must be black pre-finished metal or painted a neutral earth tone. Backboard shall be gray, white or clear acrylic. Colored or patterned backboards are not permitted.
    - 5) APPROVAL REQUIRED: The location and design of any temporary or permanent pole mounted basketball goals shall be submitted to the Designated Committee for review & approval prior to installation.
  - b) HOUSE MOUNTED: House mounted basketball goals are defined as any basketball hoops, whether or not attached to a backboard, which are affixed to the home.
    - 1) LOCATION: House mounted basketball goals shall only be mounted on the garage elevation of the home.
    - 2) DESIGN: Backboards on house mounted basketball goals shall be gray, white or clear acrylic. Colored or patterned backboards are not permitted



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- 3) **APPROVAL REQUIRED:** The location and design of any house mounted basketball goals shall be submitted to the Designated Committee for review & approval prior to installation.
- 4.10.5 **TRAMPOLINES:** Trampolines, if installed, shall be installed in accordance with the following criteria:
- a) **LOCATION:** Trampolines shall be located in the rear yard behind the mass of the house. Variance may be granted by the TPAC on a case-by-case basis pursuant to Section 1.2.3.
  - b) **DESIGN:** Trampolines, including protective netting, shall be natural earth tones. Brightly colored trampolines are not permitted. What is considered brightly colored shall be in the sole discretion of the Designated Committee.
  - c) **APPROVAL REQUIRED:** The location and design of any trampoline must be submitted to the Designated Committee for review and approval prior to installation.
- 4.10.6 **SWIMMING POOLS & SPAS:** Above-ground swimming pools are not permitted. If installed, in-ground swimming pools and above-ground spas shall be installed in accordance with the following criteria:
- a) **LOCATION:** In-ground swimming pools and above-ground spas are permitted in Rear Yards only and must remain behind the mass of the home. Variances for location may be granted by the TPAC pursuant to Section 1.2.3. Pool wells shall be located no closer to any property line than 15'. Pool decks may be located up to 5' from any property line.
  - b) **DECK DESIGN:** Pool decks shall be constructed of concrete, brick or concrete pavers. The Designated Committee reserves the right to require landscape screening between a pool deck and any property line in order to mitigate the view of the deck from neighboring properties.
  - c) **FENCING REQUIRED:** All pools shall be fenced in accordance with County code for such fencing. Pools fences may be either privacy or picket fencing as detailed in paragraph 4.9.1(e). Black metal fencing (excluding chain link) may be submitted for consideration on a case by case basis.
  - d) **APPROVAL REQUIRED:** The location and design of any in-ground swimming pool, above-ground spa, or appurtenant structure, including but not limited to decks and fences, shall be submitted to the Designated Committee for review & approval prior to installation.
- 4.10.7 **SCREENING:** The Designated Committee may require that any recreational equipment or structure be screened from view. The standard requirement for screening shall be to provide densely shaped evergreen shrubs or trees the height of which, when planted, are at least 2/3 the height of the structure, and so placed as to provide a continuous screen on the stipulated side. Planting may be

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in a continuous row or staggered. A variety of shrubs/trees may be used in addition to single species solutions. It shall be the sole responsibility of the Owner to submit to the Designated Committee a plan with proposed plant types, size and quantity for review.

- 4.10.8 MAINTENANCE: Any recreational equipment or structure that has fallen into disrepair shall be removed from the property by the Owner. The Association shall retain the authority to require removal of any recreational equipment or structure which it deems, in its sole discretion, to be in need of repair or maintenance.

### **ARTICLE V – ARCHITECTURAL GUIDELINES**

#### **5.1 WALLS**

- 5.1.1 FOUNDATIONS: All visible portions of front foundations shall be constructed of brick or stone, or may be parged. For houses with primary facades constructed entirely of brick or stone, the foundation shall match the facade. All front entry stoops and front porches may either be supported on masonry materials (walls or piers) to match the foundation or on wood, if in keeping with the overall style of the home. Siding may continue down to the basement floor level on the rear of the house only if there is a deck installed on the rear of the home.
- 5.1.2 EXTERIOR SIDING: Except as provided herein, exterior house walls shall be faced with brick, stone (natural or cultured), horizontal lap siding or shingles. Horizontal lap siding and shingles may be manufactured from natural wood, cement fiber board or premium vinyl. Other products shall be considered by the TPAC on a case-by-case basis.
- a) CRITERIA FOR VINYL INSTALLATION: The following criteria shall be used by the Designated Committee in judging the acceptability of any vinyl products submitted:
- 1) THICKNESS: The submitted product shall be a minimum of .040" nominal thickness vinyl product as evidenced by manufacturer's printed literature.
  - 2) ACCEPTABILITY: The design of the house, including architectural styles, detailing, and size of wall surfaces shall be considered by the Designated Committee in determining the acceptability of a vinyl product for siding. The Designated Committee, at its discretion, may require modifications to wall surfaces, including the addition of windows, doors, or breaks in the surface, in order to reduce the number of locations that must be sided with long runs of vinyl requiring one or more vertical joints.

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- b) **CRITERIA FOR VINYL INSTALLATION:** Vinyl installation shall meet or exceed the standards in the handbook of the Vinyl Siding Institute, and the conditions stated below. Unless otherwise noted in the Designated Committee's written approval for use of a vinyl product, the following conditions shall automatically apply to each approval:
- 1) In any clear run of siding measuring 12'-0" or less (between openings, corners, projection, etc.) only single length panels shall be used. No vertical joints are permitted.
  - 2) In clear runs of siding over 12'-0", joints may be placed in a random pattern in the wall. No "stair-step" joint patterns shall be permitted. In clear runs greater than 12'-0" but less than 18'-0" in length, a maximum of one vertical joint is permitted in any horizontal line of siding. In clear runs greater than 18'-0" but less than 30'-0" a maximum of two joints are permitted in any horizontal line of siding.
  - 3) On the left and right sides of the house all joints shall face to the rear of the lot.
  - 4) All trim except J-moldings at the ends of siding, shall be wood or synthetic pvc, unless otherwise approved, in which case the following conditions shall apply:
    - i) Trim pieces shall be manufacturer's standard preformed vinyl trims and manufacturer's standard pre-finished aluminum sheet.
    - ii) All right angle corner joints at trim pieces shall be mitered at equal angles in similar fashion to the wood joints. Joints at the base of rakes should be made similar to the direction of wood joints.
    - iii) Formed angles and edges of the metal trim sheet shall be fastened flat, and "dimpling" or "oil canning" shall be minimized.
- c) **ADDITIONAL SIDING REQUIREMENTS:** The following standards shall apply to exterior siding:
- 1) Including the foundation material, a maximum of 3 main wall materials may be used on any one facade of any home.
  - 2) Portions of facades that are accessory to the main facade may use other materials as appropriate to the design and as approved by the TPAC, such as stucco in pediments, shiplap siding on dormer sides, or vertical board and batten siding on dependencies.
  - 3) Painted siding shall be painted with oil or latex based exterior house paint. Semi-transparent stains and clear finishes are generally not permitted.

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- 5.1.3 EXTERIOR TRIM: Exterior architectural detailing shall be consistent with the overall design theme of the house. Eaves, band boards, cornices, rakes, columns, pilasters, corner boards, vents, window and door trim shall be consistent with the style of the house and sized appropriately to the scale of the house. Acceptable materials include wood, brick, stone, cast stone, vinyl, aluminum wrapped, and cellular PVC. Corner boards on sided facades (wood, cement-fiberboard or vinyl) shall be board stock (wood, vinyl, or PVC) and shall typically be 4" to 6" nominal width. All corner boards and other trim against siding shall be a minimum 5/4" thick.
- 5.1.4 CORNICES & EAVES: Eaves shall generally be between 10" and 16" wide unless otherwise justified by the architectural style, in the opinion of the TPAC. Small eaves such as on dormers shall be sized appropriately to the dormer. All primary facades shall have a minimum 4 member cornice and eave consisting of frieze board, soffit, fascia and gutter. Gable ends with projected box rakes shall contain compatible elements to the main cornice and eave.

### **5.2 WINDOWS**

- 5.2.1 CONSTRUCTION: All exterior window glass shall be clear "Low-E" insulating glass to reduce summer heat gain and winter heat loss. Windows may be wood, clad wood (vinyl clad or metal clad), or solid PVC designed in wood profiles, single-hung, double-hung or casement unless otherwise approved by the TPAC for special locations. On front and side facades, no window shall be located closer than 1'-6" from a front house corner unless otherwise approved by the TPAC. Circle and ellipse head windows are permitted as appropriate to the design; however the TPAC reserves the right to limit their use. Special shapes such as octagonal windows may be permitted in limited locations. Windows shall be square or have a proportion of approximately 2:1 or 3:2 (vertical dimension longer). No iron, steel, or similar bars shall be installed over any windows or doors.
- 5.2.2 PLACEMENT: Windows are required on all elevations with a minimum of two (two) on the side elevations unless otherwise approved by the TPAC. Windows shall be organized vertically as well as horizontally. Gable windows shall be centered in the gable.
- 5.2.3 MUNTINS: Muntins shall be fixed, between the glass, simulated divided lite (SDL) or true divided lite (TDL).
- 5.2.4 SUN CONTROL DEVICES & AWNINGS: Sun control devices such as awnings and trellises are not permitted on the front façade of the home nor are they permitted on any other street facing façade. Sun Control Devices are encouraged on all other façades. Sun Control Devices shall be compatible with the architectural style, character, and color of the house and shall be submitted to the Designated Committee for review & approval prior to installation.

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- 5.2.5 **WINDOW TRIM & HEADS:** Windows on public street facing façades shall be trimmed with traditional 2" brick moldings, wide moldings, or shall have shutters. Decorative window heads are not required on façades with lap siding, but may be permitted as appropriate to the architecture. On brick or stone façades facing a street, jack arches or a soldier course are required over straight windows, masonry arches are required around circle-head or ellipse-head windows.
- 5.2.6 **SHUTTERS:** Shutters shall be wood or vinyl and shall be appropriately sized to the window opening. Shutters are not recommended on twin, triple or larger multiple windows.
- 5.2.7 **BAY WINDOWS:** Bay windows shall be wide enough to fill each bay facade without filling with siding. Siding may be used under windows, with a bandboard and drip cap at the base of the siding. Raised or recessed panels are preferred under windows. Cantilevered bay windows are not permitted on the front or side elevation of the home.

### **5.3 DOORS**

- 5.3.1 **CONSTRUCTION:** Door shall be constructed of wood, metal clad or wood veneer fiberglass. Standard six-panel doors will generally be permitted as the minimum for the main front door of the house. Front doors may include side-lites and transom. Double front doors, doors with double side lites, and special design panel doors and doors with half lites shall be judged on the basis of the compatibility with the house architecture. Excess ornamentation not consistent with other ornamentation on the house, is prohibited. Single full lite doors or traditional multiple lite doors which match the design characteristics of the doors they cover shall be approved. Door styles shall be submitted and reviewed for approval by the Designated Committee.
- 5.3.2 **GARAGE DOORS:** Overhead garage doors shall, at a minimum, be a raised panel design and constructed of wood or pre-finished metal. Single garage doors shall not exceed 9' wide by 7' high per door unless otherwise approved by the TPAC. Double garage doors may be a maximum of 18' wide by 8' high. Garages doors shall be submitted for review by the Designated Committee.
- 5.3.3 **STORM/SCREEN DOORS:** Storm/screen doors shall be reviewed on a case-by-case basis by the Designated Committee. They shall be the same color as the door they cover or shall match the trim color of the home. Support or dividing bars on any storm or screen door shall match the color of the door being covered.
- 5.3.4 **SLIDING DOORS:** Sliding doors shall be judged on a case-by-case basis and installation is restricted to the side and rear façades of the home. Door styles shall be submitted for approval and shall be consistent with the architectural style, character, and color of the home. Sliding doors shall have a wide sash design similar to French (full-lite) swing doors

## **TYLER PARK DESIGN STANDARDS**

### **5.4 ROOFS & ROOF ACCESSORIES**

- 5.4.1 **ROOF SLOPES:** Main roofs on houses shall have slopes between “6 in 12” and “14 in 12.” Gables and hips shall be symmetrical (matching slopes on all planes and with level eaves on all sides) unless otherwise approved by the TPAC for specific architectural styles. Secondary roofs (including, but not limited to roofs over porches and sunrooms) with lesser slopes may be permitted at the discretion of the TPAC. The proposed roof slope shall be consistent with the style of architecture of the house, and the TPAC may require steeper slopes for aesthetic reasons. Small areas of flat roof may be permitted concealed from view and integral to the house design.
- 5.4.2 **GABLES & DORMERS:** Full dormers used to gain floor space on houses with gable roofs shall not be used on any street facing facade and shall not extend closer than 1’ from the end of the gables. The eave of the gable roof shall extend fully across the facade under the dormer. Dormer windows and eyebrow windows are permitted as consistent with the style of the home. In general, dormers are intended to only be large enough to house a window(s) and appropriate trim. Siding shall not be used on the face of a dormer.
- 5.4.3 **ROOF MATERIAL:** Approved roofing materials include cedar shakes, pre-finished or real copper standing seam metal, and dimensional architectural shingles (min. 30 year warranty) in the medium to deep brown and gray color ranges. Very light colors, white and red shingles are not allowed. All flashing shall be real copper or pre-finished aluminum in bronze or black.
- 5.4.4 **GUTTERS & DOWNSPOUTS:** Gutters and downspouts shall be real copper or pre-finished aluminum of a color to match the adjacent house trim or to complement the overall color scheme. Which gutter colors are considered complimentary to the overall color scheme shall be in the sole discretion of the TPAC. Downspouts shall include short turnouts at outlets or be piped below grade.
- 5.4.5 **ATTIC (ROOF) VENTILATION:** All attics (roofs) shall be vented with continuous eave, ridge vents, or power vents incorporated into the architectural elements of the house so to be of low visibility. Ridge vents shall be covered with shingles. If additional roof vents are needed, vents shall be low profile designs. Ventilators shall be finished or painted to match the roof shingles.
- 5.4.6 **GAS FLUES & PLUMBING VENTS:** Gas flues for heaters and fireplaces shall be no larger than 8" in diameter and shall be located on the rear or a side roof plane (facing away from the house entrance). Flues and plumbing vents shall be finished or painted to match the roof shingles. No roof penetrations or accessories shall be located on the front roof plane of the house.
- 5.4.7 **SKYLIGHTS:** Skylights shall not be approved for any roof plane facing a street. Where skylights are permitted, skylights shall be trimmed in a dark pre-finished metal similar to the roof color.

## **TYLER PARK DESIGN STANDARDS**

### **5.5 FIREPLACES, CHIMNEYS & FLUES**

- 5.5.1 CHIMNEYS: When chimneys are used, masonry chimneys are required on any façade or roof plane that faces a street. Sided chimneys are permitted on roof planes or facades that do not face a street, however all chimneys shall have masonry foundations. Cantilevered chimneys are not permitted. The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by the TPAC. For gas fireplaces, metal flues may be used on the roof in accordance with Section 5.4.6.
- 5.5.2 DIRECT VENT FIREPLACES: For direct vent gas fireplace boxes which protrude beyond the exterior plane of the house, the frame structure shall have a foundation to match the house foundation, and all the exterior materials and finishes used to enclose the fireplace box shall match the adjacent façade. Direct-vent fireplaces are not permitted on any front facade.

### **5.6 PORCHES**

- 5.6.1 FRONT PORCH CONSTRUCTION: Extended front porches (not including covered stoops) shall be a minimum of 5' deep unless otherwise approved by the TPAC. Individual porches and porticos shall be one-story in height. Stacked first and second floor porches and porches with upper open floors shall be considered on a case-by-case basis. Wrap-around porches are encouraged on corner lots. All front entry stoops and front porches shall be supported on masonry materials (walls or piers) to match the house foundation. Stoops and short porches shall be constructed with continuous foundation walls. Full and 3/4 front porches, if constructed, shall be constructed with masonry piers a minimum of 12" wide. Band boards shall be finished and painted. Handrails and railings shall be finished painted wood or metal railing with vertical pickets. Pickets shall be supported on top and bottom rails that span between columns.
- 5.6.2 FRONT PORCH COLUMNS: Columns supporting roofs of porches and covered stoops on street facing facades, shall be tapered round (Tuscan or Doric) columns, square box columns (min. 8" square), rough sawn columns, or masonry piers of a size appropriate to the character of the house. Other styles of columns, arches, walls, and the like shall be considered on a case-by-case basis. Spaces between piers under porch floors shall be closed with framed and painted lattice. Arched openings may be considered on a case by case basis. The minimum pier width shall be 12".
- 5.6.3 FRONT PORCH FLOORING AND STEPS: Porch flooring may be exposed aggregate concrete, broom finished concrete, or a finished paving material such as stone, tile or brick, finished (stained or painted) wood, or properly trimmed composite decking boards. Unfinished treated wood decking is prohibited. All front steps shall be masonry to match the foundation.

## **TYLER PARK DESIGN STANDARDS**

- 5.6.4 OTHER PORCHES: Street facing porches shall match the front porch in materials and design, but may be scaled down as appropriate to the porch. Other side and rear porches may be constructed on masonry or wood piers except that porches on street facing façades shall be supported on masonry piers or continuous masonry wall. Floors shall be as approved for front porches. Posts may be min. 6" square box columns. All vertical members - columns, rails, band boards, trim, and the like, shall be finished to match house trim. Space between piers under porches shall be enclosed with framed lattice panels, except for porches over walk-out basements. Porches may be screened with insect screen.

### **5.7 REAR DECKS**

- 5.7.1 CONSTRUCTION: Rear decks shall be constructed of pressure treated wood or composite decking, including steps and railings. Alternate upgraded railing styles will be considered. Decks shall be supported on minimum 6 x 6 wood posts. Generally, decks may remain unfinished, however staining of decks with a transparent or translucent stain in natural earth tones is permitted. Deck stain colors and colors of composite decking material shall be compatible with the overall color scheme of the home and all deck colors shall be submitted to the TPAC/MC prior to application. All vertical surfaces on decks (railings, band boards, step risers, posts) may be finished to match the house trim.
- 5.7.2 SCREENING: Decks more than 2 feet above grade (to the bottom of the band board) and less than one story above grade shall be enclosed with framed wood or PVC lattice between posts or piers. Lattice shall be match the deck or the color of the upright members of the railings. Screening with landscaping is not permitted. For homes with walk-out basements, lattice under the deck is not required. Second story balconies or decks, including supporting structures, when approved by the TPAC, shall be finished to match the house (except decking boards).
- 5.7.3 LOCATION: Rear decks shall be primarily located behind the mass of the home and totally behind the rear plane of the home. No portion of the deck, including but not limited to stairs or entrance ramps, may extend farther forward than the rear plane of the home. Decks extending beyond the mass of the home, beyond the side plane of the home may be considered on a case by case basis with attention to the potential impact on neighboring lots.

### **5.8 ARCHITECTURAL GUIDELINES – COLOR**

- 5.8.1 APPROVED FINISHES: The following guidelines shall apply to all exterior finishes:
- a) VINYL SIDING: Vinyl siding shall be pre-finished with an integral color, as approved, and shall not be painted.



## **TYLER PARK DESIGN STANDARDS**

- b) **WOOD OR COMPOSITE SIDING:** Stains for approved wood or composite siding shall be considered by the Designated Committee on a case-by-case basis.
  - c) **APPROVAL REQUIRED:** All exterior color changes after initial construction shall be approved by the Designated Committee prior to the painting or the application of pre-finished materials.
- 5.8.2 **CRITERIA FOR JUDGING COLOR:** The following criteria shall be used by the Designated Committee in determining whether an exterior color selection can be approved:
- a) **ADDITIONS:** Additions and accessory building shall be finished in the same colors as the house.
  - b) **APPROVAL REQUIRED:** Color selections are not limited to a restricted list; however the TPAC requires a mix of lighter and darker tones. All colors must be approved by the Designated Committee prior to use. Colors selected shall be harmonious with each other and with other finishes. Shingle and metal roof colors shall be submitted at the same time as house colors. The Designated Committee shall have sole discretion in the determination of what colors are or are not acceptable for the community.

### **5.9 ADDITIONS**

- 5.9.1 **CONSISTENCY OF DESIGN:** To ensure consistency in the design of the house and minimize visual disruption of the community, additions shall match the design characteristics of the house.
- 5.9.2 **ARCHITECTURAL STYLE:** The architectural style of additions shall match the style of the house. The massing of the addition shall be similar in the use of shapes to that of the house, but proportionately smaller so as not to overpower the house. Roof styles and slope shall be similar.
- 5.9.3 **ARCHITECTURAL ELEMENTS:** Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, shutter and siding shall match the style of the same elements on the house.
- 5.9.4 **OPENINGS:** Openings, including windows & doors, shall be required in additions, in a similar fashion and extent as in the original house. Windows and doors shall be of matching material as those in the house. In general, windows and doors shall match the style of those in the existing house. Exceptions may be granted for sunrooms at the discretion of the Designated Committee.

## **TYLER PARK DESIGN STANDARDS**

- 5.9.5 FINISHES: All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is prohibited. Greenhouse additions shall be constructed of finished wood framing or of a pre-finished metal consistent with the exterior color scheme of the home.
- 5.9.6 SCREENING: The space beneath any structure constructed on piers (including decks) higher than 2' above grade, but less than one story above grade shall be enclosed with lattice or other approved screening material. Screening with landscaping is not permitted.
- 5.9.7 LOCATION: Additions may not extend beyond the approved set backs set for construction of the main home. See Section 3.4 for information on setbacks.

### **5.10 ACCESSORY BUILDINGS**

- 5.10.1 DESIGN LIMITATIONS: Accessory buildings shall match either the main house (at a minimum) or may be specially designed in a unique style, to the extent that it enhances the over-all design of the house or lot in the sole opinion of the Designated Committee.
- 5.10.2 SHEDS, WORKSHOPS & OUTBUILDINGS: The maximum floor area for sheds, workshops or other outbuildings shall be 120 square feet (e.g. 10' x 12'), unless otherwise approved by the Designated Committee. Exceptions to this limit shall be judged on the basis of exceptional design merit and on siting that does not significantly impact adjacent properties or the visual streetscape. The Designated Committee reserves the right to require additional screening if it determines, in its sole discretion, that the location of the accessory building so requires.
- 5.10.3 DETACHED GARAGES: The maximum floor area for detached garages shall be 624 square feet unless otherwise approved by the Designated Committee. Exceptions to this limit shall be judged on the basis of exceptional design merit and on siting that does not significantly impact adjacent properties or the visual streetscape.
- 5.10.4 CONSTRUCTION: Accessory buildings may be slab on grade, or may be set directly on the ground on skids. When skids are used, the accessory building shall be set level and plumb. Any space greater than 12" that is visible beneath the accessory building shall be concealed with lattice or plantings.
- 5.10.5 ARCHITECTURAL STYLE: The architectural style for all accessory buildings shall generally match the style of the house. Roof styles and slopes shall be similar to that of the main house (i.e. gable roof with gable roof buildings, etc).

## **TYLER PARK DESIGN STANDARDS**

- 5.10.6 HEIGHT: The maximum interior height of a shed, workshop or outbuilding shall be 8', measured at the eaves (exclusive of sloped roof height). A greater interior height may be approved for detached garages but in no instance shall any accessory building be taller than the main home.
- 5.10.7 ARCHITECTURAL ELEMENTS: Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, shutters and vinyl shall match the style of the same elements on the house.
- 5.10.8 OPENINGS: Windows and doors in accessory buildings shall be similar in style to those on the main house. Alternate styles of shed doors may be approved at the discretion of the Designated Committee.
- 5.10.9 FINISHES: All exterior finish materials shall match the main house and the colors shall be similar.

### **5.11 GAZEBOS**

- 5.11.1 DESIGN: Acceptable gazebos shall generally be octagonal (8 sided) structures consisting of a base deck, decorative columns or posts, optional railings, and a sloped roof. Stepped roofs and/or cupolas may be added. Structures of other shapes, such as square structures, shall be considered on the basis of equal architectural merit and in the sole discretion of the Designated Committee.
- 5.11.2 DIMENSIONS: The maximum width of a gazebo across flat sides shall be 14'-0". The maximum height from gazebo deck to eave edge shall be 8'-0". Gazebos shall have roof slopes generally of at least 8 in 12. Slopes shall be appropriate to size and style of gazebo.
- 5.11.3 CONSTRUCTION: Gazebos shall be constructed of weather resistant wood. Other materials shall be considered by the Designated Committee on a case-by-case basis. Any exposed wood, except decking, shall be surfaced (finished smooth) on all exposed sides. Posts, railings shall be turned, edged, or worked into shapes consistent with traditional gazebo designs. Unfinished, dimensional lumber shall not be approved. Composite materials such as Trex, shall be considered on a case by case basis. Gazebos may be built on site or assembled from kits. Applications for approval shall include either scale drawings of plans and elevations, or manufacturer's brochure showing the exact gazebo being purchased, including dimensions and specifications.
- 5.11.4 ARCHITECTURAL DETAILS: Trim, detailing, brackets, cupolas, and the like shall be appropriate to the design and size of the gazebo. The Designated Committee reserves the right to deny gazebo designs with excessive and inappropriate detail, as well as with insufficient detail, as determined in the sole discretion of the Designated Committee.

## **TYLER PARK DESIGN STANDARDS**

- 5.11.5 FINISHES: Gazebos constructed on decks attached to the primary house shall be painted to match the trim color of the house and roofed with shingles that match the house shingles. Freestanding gazebos set away from the house may be painted to match the house trim or finished with a clear finish. Roofing shall match the house or be cedar shake.

# TYLER PARK

11237 Nuckols Rd  
Glen Allen, VA 23059  
(804) 762-4800

## NEW CONSTRUCTION APPLICATION

Date Received: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

### 1. PROPERTY INFORMATION

BLOCK: \_\_\_\_\_ LOT #: \_\_\_\_\_

ADDRESS OF LOT: \_\_\_\_\_

PLAN NAME: \_\_\_\_\_

### 2. APPLICANT

APPLICANT NAME: \_\_\_\_\_ CONTACT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

\_\_\_\_\_ FAX: \_\_\_\_\_

BUILDER (if different from applicant): \_\_\_\_\_

### 3. HOUSE INFORMATION

Finished Floor Area: \_\_\_\_\_ sq. ft.

HEAT: Electric ( ) Gas ( ) Both ( )

#### PROPOSED MATERIALS:

DRIVEWAY: \_\_\_\_\_

FOUNDATION: \_\_\_\_\_

FRONT: \_\_\_\_\_

SIDES: \_\_\_\_\_

REAR: \_\_\_\_\_

ROOF: \_\_\_\_\_

REAR DECK: \_\_\_\_\_

DECK RAILINGS: \_\_\_\_\_

PATIO: \_\_\_\_\_

ACCENTS: \_\_\_\_\_

#### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION:

1. Copy of the site plan (1" = 30") Indicate finish driveway and walkway materials on plan.
2. Copy of architectural plans & elevations. Indicate total finished floor area for each floor on plans. Also indicate foundation, chimney, siding, brick and roofing materials.
3. Payment fee for review of plans (if applicable).

ARCHITECTURAL PLAN REVIEW IS FOR COMPLIANCE WITH TYLER PARK COVENANTS AND DESIGN GUIDELINES ONLY. APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR OBTAINING ALL OTHER NECESSARY PERMITS AND COMPLIANCE WITH APPLICABLE ZONING AND BUILDING CODES.

#### DO NOT WRITE BELOW:

TPAC ACTION: PRELIMINARY REVIEW: ( ) CONDITIONAL APPROVAL: ( )  
NOT-APPROVED, RE-SUBMIT: ( ) INCOMPLETE, RE-SUBMIT: ( )

SIGNED FOR TPAC: \_\_\_\_\_ DATE: \_\_\_\_\_

# TYLER PARK

11237 Nuckols Rd  
Glen Allen, VA 23059  
(804) 762-4800

## LOT CLEARING/STAKEOUT

Date Received:

Date Reviewed:

### 1. PROPERTY INFORMATION

SECTION: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT #: \_\_\_\_\_

ADDRESS OF LOT: \_\_\_\_\_

DATE THE LOT WILL BE READY FOR INSPECTION: \_\_\_\_\_

### 2. APPLICANT

APPLICANT NAME: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

BUILDER (if different from applicant): \_\_\_\_\_

LOT CLEARING/STAKEOUT SHALL INCLUDE THE STAKING OF ALL HOUSE CORNERS AND OF THE DRIVEWAY. TREES WHICH ARE TO BE SAVED ARE TO BE CLEARLY MARKED, AND GROUPINGS OF TREES OR AREAS TO BE LEFT NATURAL SHOULD BE IDENTIFIED WITH TAPE.

THE APPLICANT SHALL BE THE PROPERTY OWNER AT THE TIME OF APPLICATION.

LOT CLEARING/STAKEOUT REVIEW IS FOR COMPLIANCE WITH THE TYLER PARK DESIGN GUIDELINES ONLY. APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR OBTAINING ALL OTHER NECESSARY PERMITS AND COMPLIANCE WITH APPLICABLE ZONING AND BUILDING CODES.

DO NOT WRITE BELOW:

TPAC ACTION: PRELIMINARY REVIEW: ( ) CONDITIONAL APPROVAL: ( )

NOT-APPROVED, RE-SUBMIT: ( ) INCOMPLETE, RE-SUBMIT: ( )

SIGNED FOR TPAC: \_\_\_\_\_ DATE: \_\_\_\_\_

# TYLER PARK

11237 Nuckols Rd  
Glen Allen, VA 23059  
(804) 762-4800

## COLOR APPLICATION

Date Received: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

### 1. PROPERTY INFORMATION

BLOCK: \_\_\_\_\_ LOT #: \_\_\_\_\_

ADDRESS OF LOT: \_\_\_\_\_  
\_\_\_\_\_

### 2. APPLICANT

APPLICANT NAME: \_\_\_\_\_ CONTACT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

\_\_\_\_\_ FAX: \_\_\_\_\_

BUILDER (if different from applicant): \_\_\_\_\_

### 3. REQUESTED COLORS

|                 | Manufacturer | Color | Paint                 | Stain | Vinyl | Other |
|-----------------|--------------|-------|-----------------------|-------|-------|-------|
| SIDING:         | _____        | _____ | ( )                   | ( )   | ( )   | ( )   |
| SHAKE SIDING:   | _____        | _____ | ( )                   | ( )   | ( )   | ( )   |
| TRIM:           | _____        | _____ | ( )                   | ( )   | ( )   | ( )   |
| SHUTTERS:       | _____        | _____ | ( )                   | ( )   | ( )   | ( )   |
| FRONT DOOR:     | _____        | _____ | ( )                   | ( )   | ( )   | ( )   |
| GARAGE DOOR:    | _____        | _____ | ( )                   | ( )   | ( )   | ( )   |
| MAIN ROOF:      | _____        | _____ | ( )                   | ( )   | ( )   | ( )   |
| SECONDARY ROOF: | _____        | _____ | ( )                   | ( )   | ( )   | ( )   |
| BRICK:          | _____        | _____ | Sample to be provided |       |       |       |
| MORTAR:         | _____        | _____ |                       |       |       |       |
| STONE:          | _____        | _____ | Sample to be provided |       |       |       |
| DECK RAILINGS:  | _____        | _____ |                       |       |       |       |

FRONT DOOR: HEIRLOOM TRIPOLI MAJESTIC STANDARD

GARAGE DOOR: CLOPAY GALLERY COLLECTION STANDARD

### DO NOT WRITE BELOW:

TPAC ACTION: PRELIMINARY REVIEW: ( ) CONDITIONAL APPROVAL: ( )  
NOT-APPROVED, RE-SUBMIT: ( ) INCOMPLETE, RE-SUBMIT: ( )

SIGNED FOR TPAC: \_\_\_\_\_ DATE: \_\_\_\_\_

# TYLER PARK

11237 Nuckols Rd  
Glen Allen, VA 23059  
(804) 762-4800

## LANDSCAPE APPLICATION

Date Received: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

### 1. PROPERTY INFORMATION

BLOCK: \_\_\_\_\_ LOT #: \_\_\_\_\_

ADDRESS OF LOT: \_\_\_\_\_

PLAN NAME: \_\_\_\_\_

### 2. APPLICANT

APPLICANT NAME: \_\_\_\_\_ CONTACT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

FAX: \_\_\_\_\_

BUILDER (if different from applicant): \_\_\_\_\_

LANDSCAPE CONTRACTOR: \_\_\_\_\_

### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION:

1. Copy of your landscape plan (same scale as site plan) in accordance with Tyler Park Design Standards, including tree clearing information, location of all planting areas and major plants, species names, sizes, heights, trash enclosure information, and other pertinent information. Show all other site improvements including house, driveway, decks, walks, post lamp, landscape lighting, proposed fences or other structures.

### DO NOT WRITE BELOW:

TPAC ACTION: PRELIMINARY REVIEW: ( ) CONDITIONAL APPROVAL: ( )  
NOT-APPROVED, RE-SUBMIT: ( ) INCOMPLETE, RE-SUBMIT: ( )

SIGNED FOR TPAC: \_\_\_\_\_ DATE: \_\_\_\_\_



# TYLER PARK

11237 Nuckols Rd  
 Glen Allen, VA 23059  
 (804) 762-4800

## MODIFICATION APPLICATION

Date Received: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_

NEW APPLICATION for MC -       RE-SUBMITTAL to MC -       MC RECOMMEND TO TPAC -   
 NEW APPLICATION for TPAC -       RE-SUBMITTAL to TPAC -       RESIDENT APPEAL to TPAC -

*This section is for office use only:*

Conditional Approval: \_\_\_\_\_ Assigned to Follow-up: \_\_\_\_\_  
 Variance Granted: \_\_\_\_\_ Not Approved: \_\_\_\_\_  
 Deferred for Additional Information: \_\_\_\_\_ Add'l Info Needed: \_\_\_\_\_

*Please fill out completely and make sure that all proper documentation, materials, etc are included with the application, otherwise, the application will be deemed incomplete.*

Applicant/Lot Owner Name: \_\_\_\_\_ Home #: \_\_\_\_\_  
 Address: \_\_\_\_\_ Office #: \_\_\_\_\_  
 Do you currently own the lot:  Yes  No Lot #: \_\_\_\_\_ Email: \_\_\_\_\_  
 Wetlands Near Property?:  Exist  Do Not Exist      Adjacent to Common Area?:  Yes  No

**DESCRIPTION OF REQUEST:** *Please check the appropriate box and include any specifications/explanations on the lines provided.*

Addition     Landscaping Plan     Satellite Dish     Patio     Storm Door     Accessory Building  
 Landscaping Accessory     Play Structure     Fence     Screened Porch     Other: \_\_\_\_\_

Attach the following to all applications at submission:

- Actual Site Plan with proposed modifications(s) to approximate scale with dimensions.
- Complete Description (photos/drawings) of construction design materials, sizes, color, and finish.
- Material samples of stone, granite, brick, color chips, etc.
- Floor plan(s), elevation(s), section drawing(s) (i.e. footings).

I do, by my signature, understand and agree to the following:

1. The Tyler Park Homeowners' Association has encouraged me to review these plans with the owners adjacent to our lot as a courtesy.
2. It is the sole responsibility of the owner to obtain all applicable County permits.
3. That all County codes supersede any approvals given and are the sole responsibility of the owner to research.
4. That I assume total responsibility for the upkeep and maintenance of all modification(s) made in the area. I also acknowledge that obtaining insurance for the improvement is my responsibility.
5. That the modification(s) will in no way hinder yard care.
6. That the Tyler Park Homeowners' Association reserves the right to require removal or repair of the modification at my own expense if: 1) the modification is not constructed or installed as per specifications submitted for approval with this form; or 2) the modification is not maintained in a safe condition; or 3) the modification is not maintained in keeping with the surrounding structures and is not satisfactory to the Modifications Committee.
7. I certify that I have read and agree to follow the rules and regulations pertaining to architectural control and review.
8. There is no obligation on the part of the Applicant to ever start this modification. However, if Applicant does not start construction within six (6) months, approval will automatically be revoked without prior notice from the Association. Time extensions may be granted upon receipt of written request, at the discretion of the Association. When extensions are not granted, the application must be resubmitted for review.
9. This document will become part of the owner's contract and will inure to any succeeding owners. Owner is responsible for disclosure of this document to any subsequent purchasers.

\_\_\_\_\_  
 Date

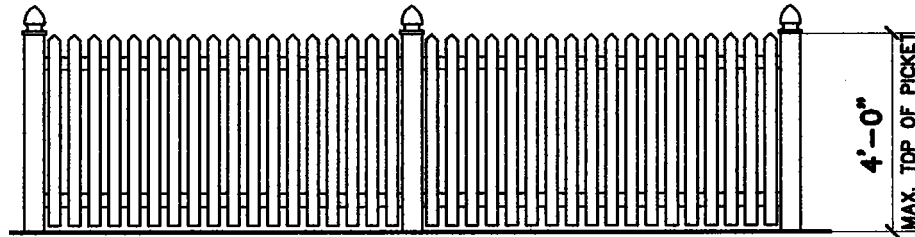
\_\_\_\_\_  
 Applicant/Lot Owner Signature

**DO NOT WRITE BELOW: For Committee Use Only**

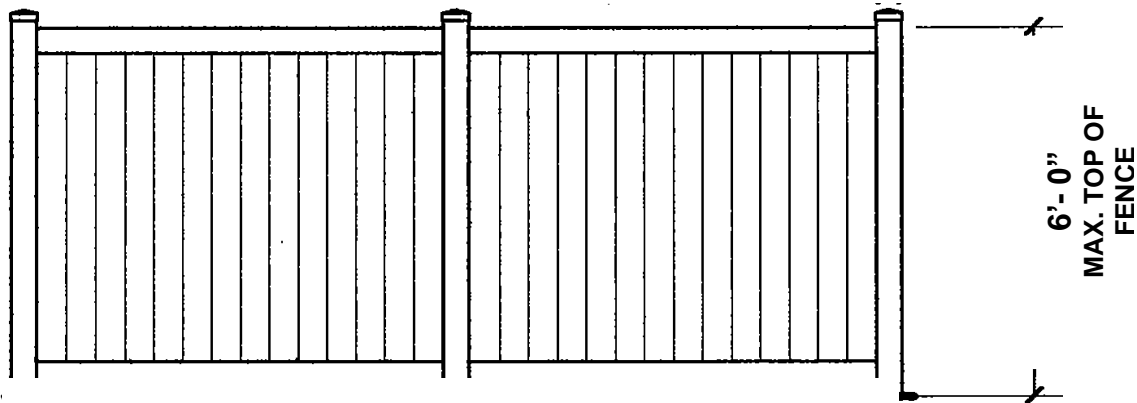
|   |  |  |  |
|---|--|--|--|
| _____/_____/_____<br>Date Recv'd by HOA Staff | _____/_____/_____<br>Date Reviewed by MC | _____/_____/_____<br>Follow-Up Date        | _____<br>Initial                       |
| _____/_____/_____<br>Date Recv'd by TPAC      | _____/_____/_____<br>Recv'd by           | _____/_____/_____<br>Date Reviewed by TPAC | _____/_____/_____<br>Date Ltr was sent |
|   |  |  | _____<br>Initial                       |

# TYLER PARK DESIGN STANDARDS

## APPENDIX B PERMITTED FENCE STYLES



Picket Fence: pointed picket, straight, with 1 – 3 inch spacing and French Gothic post tops



Privacy Fence: solid board with 2x6 pocket rail top and capped post tops