



DESIGN GUIDELINE OUTLINE FOR NEW CONSTRUCTION OR REMODELING

These guidelines only outline some of the requirements stated in the Crickentree Design Guidelines and Declaration of Covenants, Conditions and Restrictions. They are provided for convenience only, and do not supersede or limit compliance with the above documents.

Architectural Design:

Houses should be customized for each lot to maximize the natural features and blend with established design. Traditional styles such as Georgian, Colonial, Tudor, English Country, or French Country are preferred. Contemporary styling will be considered, but must have some continuity with established design. Repeat of an existing house, remotely located, with significant elevation revisions will be considered.

Minimum Square Footage:

2,500 heated square feet, for homes in Phase I, Phase II, and Phase III. Bonus rooms over the garage and/or sunroom will be included in the square footage if they are heated and cooled.

Minimum Building Setbacks (from property lines):

(In a case where the Crickentree setback requirements and the Richland County setback requirements are different, the Crickentree requirements shall be enforced as long as they are equal to or greater than the Richland County specifications)

Front	50 feet
Secondary Front	40 feet (corner lot)
Side	10 feet
Rear	30 feet
Driveway	3 feet

The Architectural Standards Committee may consider a setback variance of up to 10% (T- P-) for siting a house on a dimensionally restrictive lot.

Garages:

All single family houses must have a two-car, side loading garage. Backup space must be 25 feet minimum, plus 3 feet buffer for screening (evergreen landscape, wall or fence). No front side loading garages shall be permitted. Courtyard homes are not allowed.

(Revised April 2019)

**Architectural Detailing:**

Main elements shall be the following minimums: fascia 8", frieze board 10", and columns 8" for columns up to 8 feet in length. Fascia board and frieze board may be vinyl but must be thicker to give appearance of regular traditional wood detailing. Fascia and frieze board may be metal clad, but must have depth to give the appearance of traditional wood detailing. Secondary elements used on rakes, dormers must be proportionally less. When quoins water tables, pediments or other details are utilized, they should be expressed on the front and side elevations when the lot is adjacent the golf course. Quoins are recommended for detailing on corners of homes. All brick detailing shall project ½". Architect may consider requests for use of brick accent on the corners where bricks are darker in color from main brick used on home, providing they are 16" wide, wrap corners and project ½". This shall depend on the style and location of the home and considered on a case-by-case basis. Brick homes built with wood or slab floors shall have a soldier course at the first floor level. There shall be no other vinyl materials placed on a new construction or pre-existing home except as specifically defined below in relation to architectural detailing other than those noted above.

Exterior Materials:

Brick, stucco (cementitious or synthetic) and stone are to be used as primary exterior materials. Synthetic stucco must be a drainable system. Wood siding may be used, but must be in combination with a previously mentioned material. Siding other than real wood must be submitted for approval. All wood must be painted, stained or covered with approved material. Wood and hardiplank can be used in combination with brick, stucco or stone as stated above as an accent material. As with wood siding requirements, it must be used in conjunction with stucco, brick or stone in Crickentree.

Roof:

Minimum slope of main roof shall be 9/12. Roofing shall be at least heavy weight architectural 25-year shingles, tile cedar or standing seam copper. All roof accessories shall be treated to match the roof color. All roof vents for plumbing and gas shall be located on rear roof slopes and must not be visible from roofline as viewed from the front of the home. Roof vents and roof flashing shall be painted to match the roof or be copper.

Exterior Foundation:

Home shall be built on a crawl space. If a home is requested to be built on a slab, then the first floor must be a minimum of 24" above grade. Brick houses with wood or slab floors shall have a soldier course at the first floor level. Foundation wall (minimum 24") shall give the appearance of crawl space.

(Revised April 2019)



Sidewalks, Porches, and Driveways:

All sidewalks, porches and driveways poured with concrete shall be gray (natural color of cement) unless otherwise approved by the Architectural Standards Committee. These requests must be made at the time of house and site plan submissions.

Front Door:

Provide wider casing and greater detail than other openings. Single door must be flanked by sidelights.

Windows:

Sash shall be wood or wood clad with vinyl or aluminum. Multi-light mullions must be provided with traditional design houses. Foil or other reflective material is not permitted. Any screening must match trim color. Windows with shutters must have head and sill detailing consistent with house design. If shutters are not provided, jamb detailing must be added. Additional windows may be required on side elevations, especially for houses located on a corner lot. Vinyl windows may be used, but they must have component widths and appearance of traditional wood windows. Vinyl shutters may be used. The shutters must be of the quality that they give the appearance of a traditional wood shutter from a distance.

Fireplace Chimneys:

Masonry or stucco finishes are required and must extend full width to grade when located on an exterior wall. Ventless fireplaces are acceptable.

Raised Decks:

Materials must match house exterior, including supports. Masonry supports will be 12" x 12" minimum. Wood supports should be 6" x 8" minimum with base and capital detailing. Enclose side of deck to grade with wood grill or dense landscaping.

Minimum Ceiling Heights:

Must be 9 feet on the first floor, 8 feet on the second floor, and 8 feet in any basement

HVAC:

Window mounted or thru-wall units of any type are not permitted.

**Walls and Fences:**

Architectural Standards Committee must approve location, design, material and color. Double row fencing less than five feet between fences is not allowed. Tie-on between neighboring fences is highly encouraged. Maximum heights are 6-feet. No fencing is allowed in the front of the home. Solid masonry or wrought iron with masonry supports is recommended. Metal and wood fences shall require brick columns of 16" (inches) in width on front corners and at 20' (feet) intervals on spans facing any street. Except in the case of usage in the Common Area, no chain link, wire, or vinyl fencing are permitted. Any wooden fencing must be painted or stained treated wood. Wooden fence designs must limit the droop to not exceed 1 inch at mid-span. Interval posts of 6" (inches) are required at minimum of every 10' (feet). Posts must be exposed to the outside. Decorative caps are required on each post. Brick columns or stucco to match house in front shall be used. Shadowbox style fencing is not permitted. It is required that when the house plan submission is made that the person submitting the plan note what plans they have for the fence such as staining, painting, etc. Fencing shall be of the material that is consistent with the material used on the front elevation of the home. Walls should utilize the same materials found on the house.

Visual Screens:

Walls, fencing, landscape or a combination may be used; minimum height is 6 feet. Visual screens must be provided to conceal the following from view from roads and adjacent properties: utility areas, playgrounds, trash, gas and electric meters, HVAC equipment, or other outside stored materials, supplies and equipment. Material must be defined in Architectural Standards Committee Review Application review and follow guidelines provided for landscaping and/or fencing and walls.

Landscaping:

No trees which have a 6" or greater diameter trunk, measured 48" above grade shall be removed outside the footprint of the house without Architectural Standards Committee approval. Residents who have a need to remove a tree or two should call and ask that an ASC member come by and take a look at the trees prior to removal. A memorandum will be done and placed in the files for future reference. There is no fee for this service. Stumps must be completely removed from the area where a tree has been cut off. Stumps shall not be visible in any size or fashion. Sod will be placed in the front, back and sides of all yards. Sprinkler systems will be installed at all sodded landscaped areas. Landscape plan must be drawn to scale and identification of the following is required: boundary lines, physical improvements, the type, size and location of all existing trees with 6" or greater diameter trunks, measured 48" above grade; the size, type and spacing of all new plan material; and any existing plant material incorporated in the design. Physical improvements include buildings, walk and driveways, decks, HVAC equipment, recreation areas, playground areas,

(Revised April 2019)



walls, statues, boulders, rock beds, and fencing. A minimum cost of \$8000 for plant material, excluding irrigation and hardscape is required. Additional landscaping may be required for homes located on a corner lot. Please remember that on landscape submissions, all plantings must be noted with sizes, type, spacing—existing trees should be noted on the plan as well. If these items are not shown on the landscape plan they cannot be sent forward for review. The ASC must be contacted once the landscaping has been installed. The mailbox must be installed by the Crickentree-designated vendor and match either the legacy style or the 2018 revised style.

Pool:

Location, size and design must be compatible with the house and site design. A safe fence enclosure must be provided to protect children and those who might enter without supervision. In regards to pool fencing, the same rules shall apply as for fencing materials to be used as detailed in paragraph above. No pools are allowed outside the building setback areas. Pool decks may encroach into the setback area if at or within 2-feet of grade and no closer than ten feet to any property line. Above ground pools are not permitted.

Secondary Structures:

These are small buildings that are detached from the primary house and serve as utility sheds, workshops, boat/vehicle storage or have similar functions. Structures shall be one story, located with-in rear yards and minimum building setbacks. For interior lots setbacks may be reduced to 10 feet rear and 7.5 feet side upon approval by the Architectural Standards Committee providing the rear yard is fence enclosed and the structure does not exceed 580 square feet and 24 feet in any plan dimension. Larger garage designs may be considered. The exterior design, details and color shall match the house. Secondary structures must be screened with a 6-foot fence or minimum 6 foot landscaping.

Solar Panels:

These are devices must be mounted parallel to existing roofs intended to supply the household power need. The Architecture Standards Committee must approve the location, design, material, and color. All solar panels must not be visible from the street. Electrical wiring must be routed in conduit and must exit through the soffit directly above the inverter.