

## **Architectural Guidelines Belmont Phase 1**

### **Broad Objectives:**

1. Consider the street as a housing cluster.
2. Traditional styling.
3. Strike the appropriate balance between diversity and compatibility.
4. Heavy emphasis on landscaping.

### **Submittal Requirements:**

1. Site plan showing all significant trees, house, walks, drives, pools, pool enclosures, fencing, any and all improvements.
2. Floor plan at 1/4" scale indicating heated sq. ft.
3. Elevations (all sides) describing all materials being used.
4. Building and wall sections.

### **Specific requirements:**

1. Front entries: Front entries should be celebrated by using recessed entries, sidelights and transoms, ornamental moldings.
2. Porches: Porches need to be STRONGLY encouraged; builders must offer a front elevation featuring a minimum 6' deep porch with vertical railing on all floor plans offered for sale.
3. Identical front elevations shall not be allowed side by side.
4. Roofs: Roof slope shall be minimum 7/12. Roof design should not call attention to the garage door. Skylights and solar devices should not face the street. Shed roofs are not permitted. Minimum 6" fascia. Architectural grade shingles, Black or weathered wood are required.
5. Walls: All exterior walls must be wood, Hardiplank (or equal) brick, stone, or stucco. Wood and Hardiplank should have minimum 6" exposure. No plywood or 4x8 sheets of siding are permitted. When brick or stone are permitted on the front elevation, a minimum 24" return on the side is required. Standard size brick only, no queen size or Norwegian brick are permitted. Foundation walls exceeding 24" shall be covered with stucco.
6. Windows and Doors: Windows on the front elevation should not exceed 2'8" in width. Window frames shall be white only. Horizontal windows visible from street are discouraged. The use of accent colors on front door and shutters is strongly encouraged. Garage door shall be painted an approved color.
7. Driveways and Walkways: Driveways and walkways must be concrete. The builder must install sidewalks in the R/W, fronting each lot, when the driveways and walkways are being installed. Driveways (excluding aprons) should be a minimum of 2' from side lot line.
8. Lighting: Floodlights must not shine directly on neighboring homes. Yard lighting must be approved by the ACC.

9. Chimneys: Chimneys are discouraged from being visible from the street. Proportions and materials should give a substantial, stable appearance. All chimneys must be constructed with a cap or wind shroud and must be painted.
10. Service areas, utility devices and meters: A/C equipment, trash receptacles, meters, transformers, pool equipment, etc. must be concealed from public view via; fencing, landscaping (adequate at installation) or other approved method.
11. Fences: All fencing shall be 1x6 shadowbox style 6' in height. Painted "Belmont Eucalyptus" by Sherwin Williams. Pre-approved picket fence MAY be allowed on lot lines backing on commons areas with ACC approval. Any deviation must be approved by the ACC. Location of fences MUST be approved by the ACC.
12. Landscaping: All disturbed areas must be addressed. Front yard (as defined by the Belmont Sample Landscape Plan) shall be fully landscaped. See Belmont Sample Landscape Plan.
13. Garages: Front entry garages shall be a minimum of 3' behind the front plain of the house. Lights on garage doors is strongly encouraged.
14. Exterior Colors: Exterior colors must be selected from the Belmont Approved Exterior Paint Matrix. Houses next to each other should not be painted the same or similar colors.
15. Setbacks and Building Separation: Setbacks – Front 10' – Garage Door 20' – Rear 10' – Side 5'. Minimum building separation should be 10' – 15' is encouraged. Deviation from minimum must be approved by the ACC.
16. Recreational and playground equipment: Recreational and playground equipment shall be in rear yard. Any recreational and playground equipment visible from the street shall require ACC approval.
17. The placement of any satellite dish, antenna, or other exterior communication device SHALL require ACC approval.
18. Pools & Enclosures: Shall be approved by the ACC.

Disclaimer:

The document is intended to be used as a guideline and does not represent in anyway a summary of contents of the Belmont Owners Association. The ACC reserves the right to modify this document at its discretion.