

Neighborhood Design

1. Design Principles. More than a century ago Gustav Stickley wrote about the fundamental principles that he believed should underlie the planning of every house : "Simplicity, durability, fitness for the life that is to be lived in the house, and harmony with its natural surroundings." The developers of Stream Hill Park subscribe to these principles and believe they can be applied to any building plan.

2. Design Resources. Developers will provide a menu of preferred styles (appropriate to each lot) and identify recommended local builders. Developers will fast track any project that includes a pre-approved plan and builder. Any proposed design will be considered but harmony with neighborhood and environment are critical to approval.

3. Design Manual. The developers will provide all lot purchasers with a design manual. Among other things, the existence of a design manual is intended to protect property values and to create a place of lasting beauty. The manual will achieve these things by setting parameters for size and exterior style and by specifying building envelopes within each lot to protect view corridors and solar access. A typical example of an exterior design requirement would be a covered porch visible from the road or an element of wood or cedar shingle in the exterior finish.

4. Architectural Committee. All building designs must be approved by the Architectural Committee before construction begins. Initially, the developers will serve as the Committee members along with a local architect, real estate agent or homebuilder. Developers will appoint other committee members and may also delegate their administrative responsibilities from time to time.

5. Lot Specific Guidelines. The developers will provide a site plan for each lot, including a contour map and preferred building envelope. The site plan criteria may be adjusted or changed by the Architectural Committee at the request of the lot owner. Among the criteria provided will be height and size restrictions such as these: maximum height, minimum footprint, maximum footprint, minimum and maximum square feet of living space (not including decks and one-story garage).

6. Foundations, Fencing, and Outdoor Lighting. Foundations on slopes will follow the slope (e.g., creating daylight basements and stepped-down foundations rather than creating cut slopes with retaining walls and flat building pads). To maintain a consistent and harmonious appearance all fencing will consist of 2-rail split rail fence. Galvanized wire fencing with grid size 2 inches by 4 inches may be attached to the inside face of the split rail fence in order to confine pets. Wide area yard lights, including mercury vapor lights, will not be permitted.