

# PCCHOA

## Architectural and Landscape Standards

Re-Issued: November 2010

### Introduction

The Standards shall be employed in conjunction with the recorded “Declaration of Covenants, Conditions and Restrictions for Providence Country Club Subdivision” (CC&R’s). The authority of the Architectural Control Committee (ACC) to approve or disapprove plans, specifications, related improvements and changes in residences and in landscaping is provided by the Declaration. The Board of Directors reserves the right to amend any or all provisions of the Standards at any time and from time to time **in the sole and absolute discretion of the Board as stated in Policy Resolution #10**

### Design Philosophy

The Standards have been developed to implement and define the design philosophy of Providence Country Club. The intention of such is to blend structures, the golf course, common areas and residents' lifestyles into a harmonious and aesthetically pleasing residential community which places a strong emphasis on the preservation and enhancement of the natural beauty of Providence Country Club. The Standards are to provide direction on quality of design and compatibility among all improvements, changes and additions. As Providence Country Club evolves, a high value is placed on quality of life for all residents. With this in mind, no residence structure or other improvement **should stand apart in its design, construction or intent** so as to detract from the overall environment or appearance of Providence Country Club.

### Improvement Request Procedure

No new residence, addition, renovation, change to any dwelling or landscaping or any other **structure upon any lot shall be commenced**, erected, placed, maintained or altered until the complete construction or specification plans are **approved in writing by the Architectural Control Committee (ACC)**.

An original and one copy of all plans must be submitted to the ACC with the **Request for Approval** form which can be obtained from the PCCHOA website, (providencecountryclubHOA.com); document section. The RFQ should be mailed to the PCCHOA Property Manager. The original will be returned to the homeowner; the copy will be retained in the **ACC’s permanent files**. The Property Manager will respond in writing within 15 days after physical receipt of the plans to accept or reject the same in whole or in part. If the request is not responded to within this time period the homeowner

should inform the ACC in writing per the procedure in Article V; Section I of the CC&R's.

The owner will have six (6) months from the date of approval of the "New Home" to commence construction. If construction is not started within this period the owner may request an extension of time from the ACC. If the approved "New Home" Plan is started within the six (6) month period it must be completed within twelve (12) months per Article V, Section 2 of the CC&R's. The total time period to complete the "New Home" will not exceed eighteen (18) months from the ACC approval date.

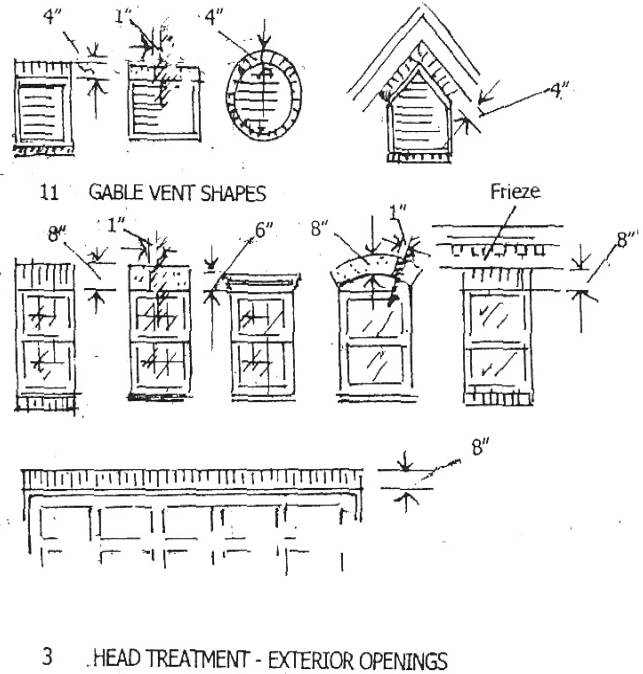
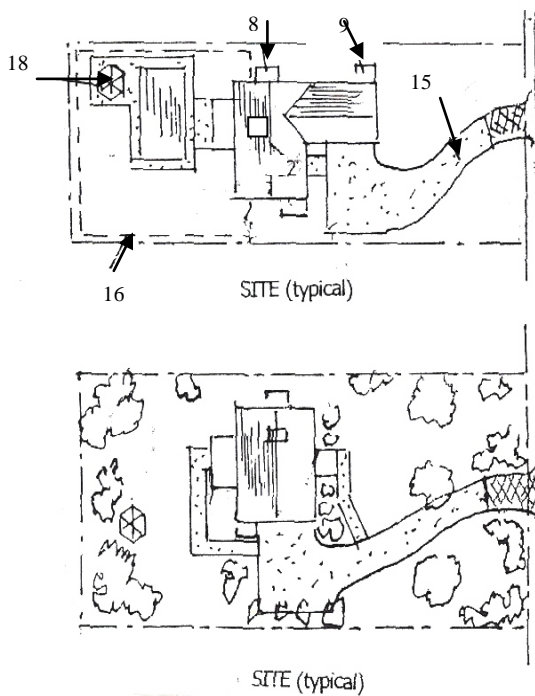
**All approvals associated with existing homes are good for six (6) months from the date of the approval and must be completed within the time period established by the ACC during the approval process. The ACC will establish a reasonable time period taking into consideration the complexity of the specific project and environmental conditions.**

# **PCCHOA Architectural Design**

## **Standards**

1. Façade finishes (including trim) approved Stucco, Wood, Clad Wood (i.e. equal to Hardy Plank), Vinyl Clad Wood, Brick (red range color), Stone, or other approved materials. No aluminum or vinyl.
2. Perforated soffit other than above materials must be approved
3. Exterior façade must be applied to all sides consistently, except for obvious feature variations.
4. All openings in front and each side elevations must have head details such as soldier brick course, stucco lintel projection (minimum 8”), molded wood cornice (minimum 6”) or other approved feature. Openings must be 8” minimum below frieze board (or soffit).
5. Windows approved: Wood, or Vinyl Clad Wood- Double (single) hung, Casement, and/or Fixed, other material must be approved. Window grilles must be consistent on all facades.
6. Exterior Doors approved paneled (except storm doors, single glazed deck or terrace doors) – hinged (no sliding doors).
7. Exterior railings: Wood or metal- design must be approved. Painted or stained. Brick or stucco to match residence.
8. Chimney: Brick, Stucco (for stucco veneered houses) or Stone (no wood).
9. Screen walls: A/C equipment and trash containers must be enclosed with walls sufficiently high for visual screening, they must match the house construction.
10. Garage Doors: Facing side or Rear. (Side street facing façade requires single bay separate doors). No front facing garages.
11. Roof shingles: “Architect” – minimum 25-year. Color – Black, Slate Grey, Weathered Grey or other similar color. (No white, green, tan etc.) Roof slope (pitch) minimum 9/12. Screened porches are excluded from this requirement
12. Gable Vents approved: Square, Rectangular, Round. (No “A” vents)
13. Ridge Vents approved: “Shingle over” – visually concealed.
14. No exposed concrete block on exterior.
15. Driveway and sidewalks: concrete and curved to avoid straight line.
16. Fences approved: Wood/metal balustrade or approved horizontal rail types. (No split rail welded wire, stockade or chicken wire). Maximum height 72 inches above grade including support columns. Rear yard only – terminate in rear third of sidewalls of house. Use of wooden picket fences with less than 30% open area requires substantial landscaping to soften visual impact
17. Walls approved: Brick and or Stucco to match house. Maximum height 72 inches above grade including support columns. Location restrictions same as item 16.
18. Above grade accessory buildings or structures must be illustrated and approved.
19. Ceiling Heights approved: First Floor – 9 foot minimum, Second Floor 8-9 foot minimum.

20. Pools approved: only in ground, no free standing hot tubs allowed in yard, must be located on or adjacent to deck and screened by wall and landscaping.
21. Sunrooms: materials of construction to match house, no prefab glass patio enclosures.
22. Decks: wood deck crawl space to be screened by latticework and shrubbery.
23. Rotted dormer and trim wood replacement: solid high grade vinyl for replacement is approved



## Lot Requirements

### Setbacks for Main House

Front lot setback: 30 feet

(Also for side-yards of corner lots)

Side lot setback: 6 feet

Rear lot setback: 45 feet

(Exception for lots zoned MX-1, 10, 5 and 25 foot respectively)

## **Easements**

Rear lot easement for all PCC lots on golf course: 15 feet

Front lot easement for all PCC Drive lots: 15 feet

Side lot easement: 10 feet

Corner lot side-yard easements: 15 feet

Fences may be built within the rear and side lot easements while meeting other requirements

Pools may not be located within ten- (10) foot of the side lot and fifteen- (15) foot of the rear lot lines, except for corner lots that must be thirty (30) feet from the side lot line

No equipment or apparatus can be located within three (3) feet of the rear or side lot lines, except for corner lots which require ten (10) feet from the side lot line.

# PCCHOA Landscape Standards

**Any major additions or changes** from the originally approved landscaping plan must be approved by the ACC. Major is defined as adding new planters, installing walls around planters as well as replacing (with different plants and shrubs) existing plantings or enlarging existing planters or burms.

## **Trees and Shrubs**

- **No living trees 12" or larger may be removed** without consent from the ACC
- **Removal of multiple trees of smaller diameter** requires ACC approval as it constitutes a landscape change
- Planting bed mulch should be of natural materials such as pinestraw or wood chips and be of natural color, no white or colored pebbles unless approved by the ACC
- **Removal of dead trees** limbs and/or shrubs is the responsibility of the homeowner and must be accomplished in a reasonable time. If, after advised, homeowner does not take the appropriate action to remedy the situation, the Association will intervene and bill the homeowner.
- **Pruning trees and shrubs** to ensure **line of sight requirements** at corners (from 30 inches to six feet above the ground within a 25 foot radius of the corner) and at the street end of driveway
- Maintaining the **pedestrian right of way** (clear sidewalk and headroom 7 feet above) is also the homeowners responsibility

## **Other**

- All additional burms, retaining walls and decorative walls must be approved
- The addition of a gazebo, a large trellis or arbor, a fountain water feature or fish pond must be an integral part of the landscaping and must be approved by the ACC
- Vegetable gardens are not to be excessively large, unsightly or unkempt
- **No excessive statuary**, artificial flowers or shrubs, or plastic yard décor that can be seen from the street or golf course will be permitted
- Any concrete, dirt, mulch, sand, gravel, trash or spilled paint left on the street from landscaping, construction, etc. is the responsibility of and will be removed by the homeowner. If not cleaned up, the Association will remove it and bill the homeowner
- **No dirt/mulch piles or yard debris** to be left in the yard or driveway for extended periods of time that can be seen from the street, adjacent lots or golf course
- Wells can be for irrigation purposes only and must be approved prior to drilling