

ARC GUIDE Outline

Intro

The Declaration and other documents attendant to the governance of the community require that certain decisions associated with changes to the homes within Olmsted Park are subject to review and approval by the Board of Directors or such others as the Board may appoint (the “Architectural Review Committee” and hereinafter the “ARC”).

The Board and the ARC have developed a “Design Guideline Handbook” to assist homeowners as they think about making changes to their homes and are submitting related forms for approval. The Handbook is not meant to, and does not provide for, any combination of circumstances or submittal particulars that will result in a guaranteed approval. Rather, compliance with the Handbook will smooth the process and increase the likelihood that an approval will issue forth from the Homeowner’s submittal the related review process.

It is important that Homeowners in Olmsted Park always submit for approval those changes which require the consent of the Board (or the “ARC”). The rules perpetuate certain “behaviors” the neighborhood exhibits as a whole which creates value for each individual home.

The Board may make corrections on it’s own and later pass those expenses to the offending homeowner or in situations where it is not practical to make the corrections, the Board may impose fines. In either case, any Homeowner obligation to the Association is by statute immediately enforceable as a lien against the property.

Craftsman Style - overview

- The Craftsman Style home takes its cues from the traditions embodied in a distinctive architectural style used by builders in the early part of the 20th century. The classic Craftsman Style house is simple, informal, and efficient. Exteriors make use of natural materials. The Craftsman Style emphasizes several essential elements.
 - **Multi-pane instead of single pane windows:** this window style originated with Prairie architectural style. The most common configurations are either four-over-one or six-over-one double-hung windows. The windows are often grouped together and cased in wide trim.
 - **Partially paneled doors:** almost all versions have glass panes in the upper third of the door, separated from the bottom paneled portion by a thick piece of trim. Often, these doors are accompanied by “sidelights”. Sidelights are narrow, tall stacks of small fixed panes in a single fixed sash, usually the height of the primary door
 - **Earthy colored paint:** traditionally a nature-inspired palette of beiges, blues, greens, ect. to help the low profile bungalows blend seamlessly with their surroundings. One or two contrasting colors are typically used to highlight architectural features like trim or decorative supports.

Windows

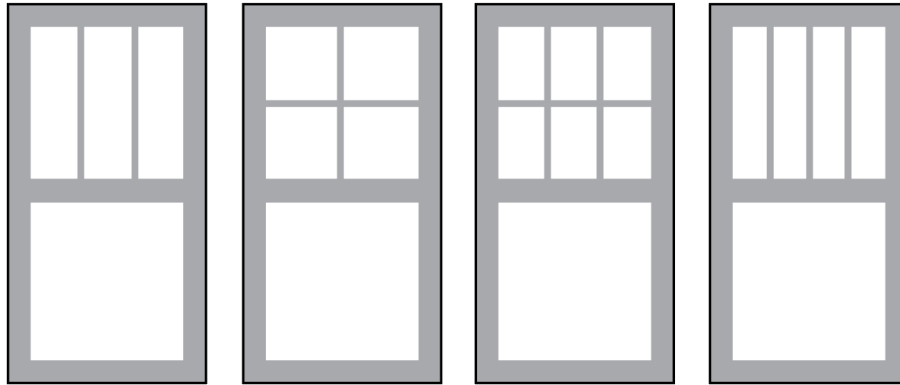
The ARC window guidelines are separated into three key sections: 1.) “General Guidelines” 2.) First level, front-facing craftsman decorative windows “Window Zone 1” 3.) All other windows, such as side, rear & upper levels windows “Window Zone 2”.

1. General Guidelines:

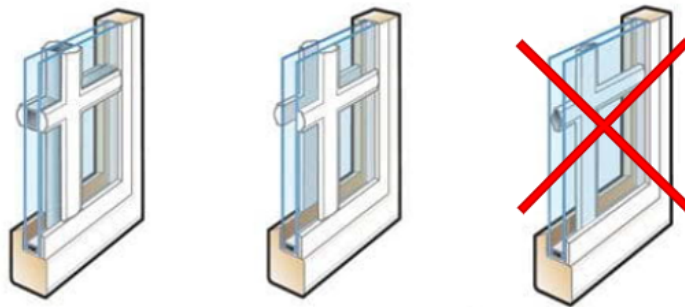
- Permitted Window Materials: In order of preference esthetically
 - Full Wood
 - Architecturally correct (original Craftsman material)
 - Paint-ready, versatile, customizable
 - Maintenance required
 - Aluminum Clad Wood
 - Stylish and customizable (but exterior can't be painted)
 - Low maintenance, long lasting
 - Composite
 - Superior construction
 - Very low maintenance (virtually indestructible)
 - Not as customizable (can't be painted)
 - Vinyl
 - Efficient & long lasting
 - Must follow specific guidelines to guarantee quality:
 - Top-line offerings from vinyl window manufacturers. NO base-line models.
- The trim and moulding materials and design must be maintained. Wood trim and mouldings are still required with the use of other window materials.
- Window materials should be consistently used where possible across the two zones.
- Installation Methods
 - Preferred Installation Method for our community: Sash Pack Replacement
 - Installed within the original window side jamb.
 - Original exterior casing and interior trim can often be preserved/re-used. It is not unusual for these details to be untouched.
 - Whole frame replacement windows is acceptable
 - The trim and moulding materials and design must be maintained. Wood trim and mouldings are still required with the use of other window materials.
 - **NO** Hammer on windows
- Color restrictions
 - For white or any cream variant, the color of the trim must match the exact window color.
 - For any colored windows, the trim color does not have to match if the window color is being used as an intentional accent and has been approved by the board in a submitted paint change request.
- Stained glass is permitted and will be approved on a case by case basis. Stained glass may not be used in Window Zone 1.
- Window screens are permitted as long as they are fully intact and well maintained (Not bent, broken, punctured, etc.)
- Designs outside the listed standards in this section may be permitted on a case-by-case basis that may involve additional information gathering by the board.

2. Window Section 1: First Level, Front Facing Craftsman Decorative

- This section pertains to any and all windows on the first level of the structure that faces a street whether the window is within the plane of the subject primary elevation or out of plane (e.g., a bay window). Certain homes may be treated as though they have two primary elevations, such as duplexes on corners, and such determination shall be made by the Board.
- All windows in this zone require the traditional craftsman grille designs on the exterior of the window as outlined below.
- Required Craftsman Design Elements:
 - Double Hung
 - Traditional Craftsman Grille (Muntons) Design: The four, pre-approved designs are below. Three over one (Vertical), Four over one (Grid), Six over one (Grid), Four over one (Vertical)



- External Grille (Munton) - Simulated Divided Light (SDL) and Full Divided Light (FDL) are permitted. Grilles Between Glass (GBG) are NOT permitted unless they occur as part of an SDL window. Snap-in grilles of any type are NOT permitted.



Real/Full Divided Light (RDL/FDL):

Grilles are on the exterior of glass (Inside & Outside) with either aluminum spacers between grilles, or actual individual panes of glass between grilles

Simulated Divided Light (SDL):

Grilles are on the exterior of glass (Inside & Outside) permanently attached with no internal divider between panes of glass.

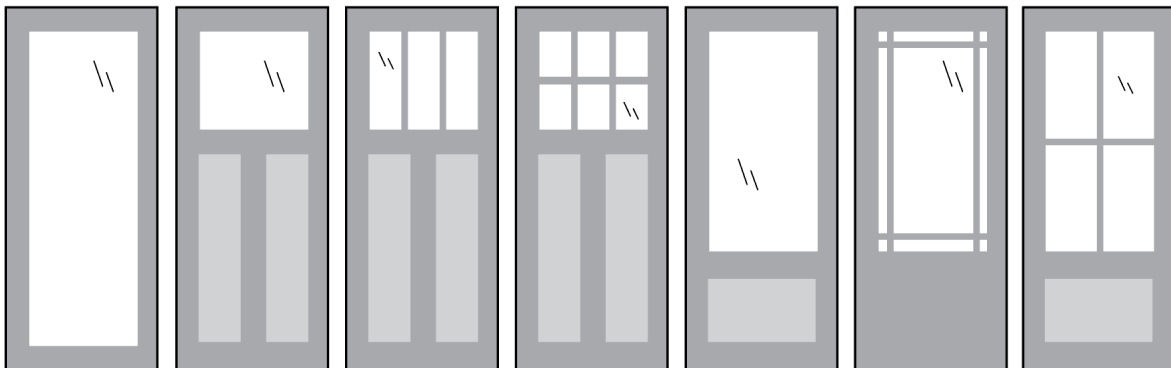
NOT PERMITTED Grille Between Glass (GBG):

Grilles are between the panes of glass.

- Grille (Muntons) must be at least 0.75 inches in width and must be at least .25 inches deep.
 - Grille (Muntons) must have a carved moulding design consistent with traditional craftsman styles, not plain or flat.
 - Original window depth must be maintained. Most window sashes in our community are 1.5 inches each, resulting in a total depth of at least 3 inches when considering both sashes.
3. Window Zone 2: All other external windows (Sides, Rear, and Upper Floors)
- This section pertains to windows outside of Window Zone 1, located on the sides, rear, and upper floors of the structure.
 - Required Craftsman Design Elements:
 - Double Hung, Static, or Crank/Casement Permitted (No Sliding casement windows - all guidelines must be maintained)
 - If grilles (Muntons) are used, they must match or compliment the style used on the front of the house in Windows Zone 1.
 - If grilles (Muntons) are used, they must meet the same requirements in Windows Zone 1.
 - Original window depth must be maintained. Most window sashes in our community are 1.5" each, resulting in a total depth of 3" for the double hung window depth. Any depth changes must be compensated for on the interior of the home.

DOORS

- Design
 - Doors must be a complimentary color to your exterior color scheme, or a natural wood tone
 - Craftsman style stained glass pane is permitted on a case by case basis
 - Door paint colors must be approved specifically based on your exterior color scheme.
 - The addition of side lights is permissible as long as it is a matching or complimentary design to the door.
 - Acceptable glass types include: Plain, Frosted, or Flemish
 - Both front and side door designs must follow one of the examples below.



- Materials
 - Wood

- Architecturally correct (original Craftsman material)
- Paintable, versatile, customizable
- Requires-maintenance
- Required: Pain or stain ready
- Fiberglass
 - Low maintenance, long lasting
 - Durable
 - Required: Paintable material
- Steel
 - Low maintenance, long lasting
 - Durable
 - High Performance
 - Required: Paintable material

ROOF

- All roofs must be architectural grade shingles.
- Approved Manufacturer/colorways:
 - GAF: Weathered Wood and Barkwood (as successor to discontinued Heather after merger with Elk)
 - Certain Teed: Weathered Wood
 - Owens Corning: Driftwood (successor color to Weathered Wood)

Exterior Paint -

- Siding color needs to be different from immediate surrounding neighbors. Colors can be in the same scheme, but have a reasonable amount of change/contrast from surrounding neighbors.
- Must have two distinct colors on the principal body of the house: Siding color, Trim color.
- All additional color selections must be submitted for approval by the HOA (Third accent colors, Porch colors, other accents)
- It is recommended that the primary house paint be non-gloss / flat and the trim paint be semi-gloss. Variations permitted, but must be approved.
- Only solid (no transparent) paints are permitted
- Specific color selections should fall within a traditional Craftsman color scheme



BEIGE SCHEME



GRAY SCHEME



BLUE SCHEME



GREEN SCHEME