



**Residential Architectural Design Guidelines:  
Price Hills HOA and The Village at Elk Ridge Major Subdivision**  
*Lots 15-155, 157-214, and 216-264*

All improvements constructed on Lots 15-155, 157-214 and 216-264 in The Village at Elk Ridge Subdivision (known as Price Hills Homeowners Association) shall comply with the following Residential Architectural Design Guidelines. The purpose of the design theme is to produce functional structures that have a quality residential character, including protected entrances, varying roof lines (including multiple roofs and dormers), exterior spaces such as deck and porches, and overall forms that have a quality residential character and feel.

**Article I. Residential Structure**

**Section I.01 Density, Allowable Uses, and Setbacks:**

- (a) Density: No more than one (1) single family residence may be built on each lot.
- (b) Buildable Area: Each lot shall have a buildable area determined by building or structure setbacks. The buildable area must comply with all Department of Environmental Quality requirements and be approved by the Committee. All construction other than landscaping improvements shall be limited to this buildable area.
- (c) Building Setbacks: Unless otherwise specified, all structures shall comply with the following setbacks. The front setbacks shall be 20 feet, the side setbacks are 20 feet, and the rear yard is 20 feet.

**Section I.02 Height Limits:**

The maximum building height for a building is thirty-two (32) feet.

**Section I.03 Minimum and Maximum Dwelling Size:**

- (a) Minimum Dwelling: Each residence shall provide the minimum footprint, exclusive of garages, decks, porches, and carports of 1,380 square feet. For example, if a house is one story, the footprint of the single story, exclusive of garages, decks, porches, carports, and basement shall be 1,380 square feet. If the house is a two-story house, the main level shall have a footprint, exclusive of garages, decks, porches, and carports, of 1,100 square feet of the total square footage in the entire dwelling.
- (b) Maximum Dwelling: The maximum building size is 5,000 square feet exclusive of accessory structures, provided the Lot is large enough to reasonably accommodate the maximum size of 5,000 square feet.  
Garages: The garage size shall be a minimum of 24' x 24'. An attached garage if the garage is not attached to the main residence, then the garage shall be no more than a four (4) bay garage.



**Section I.04 Main Entrance:**

(a) Each residence shall have a clearly defined main entrance that is articulated by roof and building massing as well as landscaped design elements such as sidewalks, planting, lighting elements, etc. The main entry feature (which shall not be the garage door) must be prominently placed on the elevation facing the street. Recessed garage doors that are further from the front Lot line than the residential structure is preferred.

**Section I.05 Roofs and Dormers:**

(a) Design: Roofs should have traditional gable, hip, and shed roof designs used in creative and aesthetically pleasing combinations. No roof ridgeline shall extend more than forty feet (40') without interruption by an intersecting roofline, secondary roof structure, or step-down roof to break up the overall roof mass. The location of ancillary elements (e.g., flues, vents, mechanical equipment) is important to minimize roof clutter. Primary roofs shall consist of gables and shed only. The minimum roof pitch shall be 6:12 for the major components of any roof. Minor components and secondary roof structures, such as shed roofs and dormer roofs may have pitches as low as 4:12. Under certain special circumstances, the roof design may incorporate as a minor component of the overall roof design a flat roof.

<sup>(b)</sup> Materials: Roofing materials should enhance the building and residential neighborhood. The recommended roofing materials are wood shakes or shingles or composition shingles. Other materials may be acceptable with approval from the Committee. All exposed roof and vent flashing, gutters, downspouts, and other miscellaneous roofing metal devices shall be dark and non-reflective. Unpainted gutters, downspouts or flashing will not be allowed. Flashing materials shall be of copper or painted or anodized sheet metal.

**Section I.06 Exterior Wall:**

(a) Materials: The exterior walls are important aesthetic elements in the building design. Elements of specific concern are scale, proportion, texture, and color. All homes will be of new construction and there will be no manufacture or mobile homes allowed. The materials that are preferred to provide the desired texture are stone (real or simulated), brick, wood siding, which is painted or stained, stucco and color-look.

(b) Colors: The colors used shall be earth and natural tones and should harmonize and compliment the surrounding site and neighboring buildings.

(c) Chimneys: Gas stoves are encouraged but chimneys may be considered. Chimneys shall be of a material that compliments other exterior finishes. All chimneys shall be designed to avoid smoke and fumes at ground levels during down-slope wind. Spark arresters must be attached to all chimneys.



**Section I.07 Windows and Doors:**

(a) Windows are an important architectural element and are therefore required to be designed in a manner consistent with the residential area of the Subdivision. Additionally, projections and recesses, and divided light windows are encouraged to accentuate a residential feel. All windows shall be of a double or triple glazing. Low “E” coating is permitted, but no mirror glazing shall be allowed. All glass, French or atrium doors shall be wood, steel, aluminum, metal, vinyl, or similar material acceptable to the Committee. Elevation calculations shall include exterior window trim.

**Section I.08 Windows:**

(a) Windows must match in material, design and be overall proportional to one another on all elevations. Buildings with wood exteriors shall have all openings trimmed in wood bands of minimum 4” minimal width.

**Section I.09 Decks, Balconies and Porches:**

(a) Decks, balconies, and porches shall be designed to enhance the overall architecture of the building by creating variety and detail on exterior elevations. Combination of covered decks, projecting balconies and bay windows shall be encouraged.

**Section I.10 Drainage:**

(a) The site plan shall show a culvert, of a size conforming to county standards, to be placed in the front or side drainage swale at the point any drive crosses said swale. No Lot Owner shall obstruct, divert, or alter by unnatural means, the flow of water or any watercourse existing on the lands of the Subdivision, without providing equal or better substitute drainage facilities. No lake or pond shall be constructed, filled, or altered without prior written consent.

**Section I.11 Sanitary Restrictions:**

(a) No structure shall be used as a dwelling until the water supply system, including location and construction thereof, together with location and construction of sewage or waste disposal system, shall comply with the standards, rules, or regulations of the State Board of Health or any other governing body having jurisdiction thereof.

**Section I.12 Foundations:**

(a) Residences and all outbuildings built from the date hereof shall be on a permanent foundation. Foundation walls shall be exposed above the ground unless they are integral with an approved design scheme. (Concrete foundations exposed more than 18” above grade must have an architectural finish (texture, pattern and/or color)).

## **Article II. Landscaping**

### **Section II.01 Landscaping:**

(a) Landscaping will be required to enhance the value of the Lot and the aesthetics of the site. Landscape, grading and irrigation plans shall be submitted and approved by the Architectural Design Committee concurrently with the submission and approval of plans for the residential structure. In locating the bushes and trees, consideration must be given to surrounding neighbors concerning view corridors. The front yard must be sodded. Sodding must be complete with six (6) months of occupancy, weather and season permitting.

(b) There shall be a minimum of 3 trees planted per lot, trees must be 4' minimum in size. Trees are encouraged to be planted in clusters rather than regular intervals around the property. The following list of trees are suitable for options: Honey Locust Trees, Spring Snow Flowering Crabapple Trees, Mancana Ash Trees, Prairie Spire Ash Trees, Canada Red, and Patmore Ash Trees.

### **Section II.02 Fencing:**

(a) Fences shall only be permitted in the rear of the dwelling. Fences shall not exceed six (6) feet in height. No chain link or solid material may be used for fencing. All fences must be approved before erection by the Design Review Committee. A Fencing application fee may be applicable.

### **Section II.03 Exterior Lighting:**

(a) Led lighting is encouraged, halogen, and obtrusive flood lighting is prohibited. Freestanding decorative lights shall not exceed six (6) feet in height. Generally, Owners should use lighting that maintains the rural character, preserves the night sky, and protects neighboring Lots from bright lights and indirect light sources.

### **Section II.04 Driveways:**

(a) Each Owner shall be responsible for installing a driveway at the Owner's cost. Driveways shall be designed to follow site contours and minimize impacts upon significant plan materials, rock outcropping, natural contours, and drainage patterns. One driveway surface shall be gravel or other crushed rock. All driveways shall be a minimum of 12 feet but no more than 18 feet wide.

### **Section II.05 Culverts:**

(a) A culvert min of 12' will be installed. The cost and installation of driveway culverts shall be the responsibility of each individual lot owner. No lot will have more than one driveway serving a residence. Driveway culverts and their maintenance are the lot owner's responsibility. Driveway/approach will cover the entire length of the culvert, less the transition pieces. There shall be no vehicle parking along common roads, be it belonging to lot owners or lot owner guests.



**Section II.06 Gates:**

- (a) There shall be no gates located on individual driveways within a Lot.

**Article III. Variances**

**Section III.01 Variance:**

- (a) The Architectural Design Committee may, at its sole discretion, grant a variance from any of these Architectural Design Guidelines if the Architectural Design Committee determines that such variance will not detract from the Property. A variance granted to one Lot Owner shall never be grounds to grant a similar variance to another Lot Owner.

**Article IV. Checklist For Submittals Required by Committee**

**Section IV.01 Submissions to the Architectural Design Committee:**

- (a) All submissions to the Architectural Design Committee shall be submitted via the [www.pricehillshoa.com](http://www.pricehillshoa.com) website. The application is not deemed complete until both the Filing Fees and the Compliance Deposits are paid. The following information is required for a complete application.

**Section IV.02 Construction Improvements**

- (a) Site plans indicating the build envelope, easements, setbacks, existing site elements, landscaping concepts, contours @ 2'-0" intervals, site drainage, location of retaining walls, orientation of garage, driveway and/or road width, location of utilities, service lines, meters, trash enclosure and all other existing or proposed improvements on site (Scale: 1" = 20' min.).
- (b) Site sections indicating percent slope of site, extent of cut and fill, retaining walls, conformance with the building height restrictions. (Scale 1' = 20' min.).
- (c) Floor Plans (Scale: 1/16' or 1/8" = 1'-0").
- (d) Exterior Elevations of all sides of proposed buildings (Scale: 1/16" or 1/8" = 1'-0").
- (e) Roof Design (Scale: 1/16" or 1/8" = 1'-0").
- (f) Full description of type and color of all exterior materials, including materials to be utilized for construction of roads, walks, driveways, decks, pools, and patios.
- (g) Building Height Sketch showing height.



- (h) Written Statement summarizing setback, height and square footage or proposed construction and whether any variance request will be made.

**Section IV.03 Landscaping and Irrigation:**

- (a) Initial landscape plans, including fencing, lighting, sodden area(s) and tree placement.
- (b) Location, type, planted size and quantity of all plant materials and landscape features proposed for use (Scale: 1" = 20' min.).
- (c) Final grading, extent of cut and fill.

**Section IV.04 Checklist:**

- (a) The Architectural Design Committee may develop a more extensive checklist of documents required for submission. Each Owner shall be responsible for contacting the Architectural Design Committee for a current checklist prior to making any submission.

**Section IV.05 Construction Regulations:**

- (a) All construction must be conducted in accordance with the Covenants and these Design Guidelines. The Architectural Design Committee may set forth reasonable regulations governing construction within the Property. A copy of such regulations may be obtained from the Architectural Design Committee.

**Section IV.06 Hours of Construction:**

- (a) Heavy equipment operation and other loud noise from construction shall be prohibited between 7:30 pm and 6:30 am.

**Section IV.07 Amendment:**

- (a) These Architectural Design Guidelines may be amended from time to time upon the majority vote of the Architectural Design Committee. A current copy of the Architectural Design Guidelines may be obtained from the Architectural Design Committee.

**Article V. Owner/Builder Submission**

**Section V.01 Submission to Committee:**

- (a) You may submit your requests through the online portal [http://www. pricehillshoa.com](http://www.pricehillshoa.com) "Architectural Design Applications"



**Section V.02 Builders Information:**

- (a) Builders shall coordinate all deliveries to subdivision to limit the unnecessary damage to common areas throughout subdivision. It may be necessary to have deliveries scheduled on small trucks to avoid trucks running off pavement and damaging roadside ditches, sod, or hardscaping.
- (b) It will be the responsibility of the Owner/Builder to have a representative on site during these delivery periods.
- (c) Owner/Builder will strive to keep streets clean during construction to avoid unnecessary impact to the neighbors residing in the subdivision. ADC may require Owner/Builder to hire a street sweeper before deposit is returned.

**Article VI. Builder Agreement and Guidelines**

**Section VI.01 Price Hills Builder Agreement and Guidelines:**

- (a) Refer to: the Price Hills Builder Agreement and Guidelines (latest version).