

ARCHITECTURAL REVIEW BOARD (ARB)
POLICY POSITIONS
November 28, 2006

The ARB considers many different types of property improvements. The *Declaration of Covenants, restrictions, and Easements* provides some guidance for ARB deliberations in the form of Architectural Planning Criteria; however, Deercreek Country Club is a mature community. As such, the nature of many ARB applications is for improvements to existing homes, rather than new homes for which the criteria were originally developed. Therefore, ARB has set forth the following policy positions to aid homeowners, designers, and future ARB members in the evaluation of proposed improvements.

New Homes

New homes must comply with existing roof-line, home siting and property setback standards. While some architectural diversity is encouraged, home styles, shapes, proportions, construction materials and colors must harmonize with the established aesthetics of the community.

Home Additions

House additions must maintain the design integrity, materials, colors, shape and proportion of the existing home. They should not look like additions.

Cosmetic Improvements

All changes to the exterior color of Deercreek homes, including walls, trim, shutters, doors and roof, must be approved by the ARB. In general, however, subdued colors that blend easily with and complement the community will be approved.

Trees

Trees, especially mature trees, add value to the Deercreek community and the individual homes within the community. The planting and maintenance of trees by homeowners is encouraged, while their removal (unless dead or dying) is strongly discouraged.

Landscaping

The purpose of residential landscaping is to beautify, soften and enhance the setting of the individual home within the context of its surroundings. The blending and relative consistency of landscaping throughout Deercreek is one of the community's primary assets and should be protected.

Landscape Ornaments

Statues, fountains, birdbaths and other yard ornaments should blend into and be an integral part of the home's overall landscaping. They should not be of a size, color, number, or be so prominently displayed, as to detract from the whole of the individual home or of the community.

Fences

Deercreek is a community that benefits from the aesthetics of open vistas. Fences that create visual breaks in the continuity of these vistas are discouraged. Fences should blend with their surroundings, be limited to back and side yards and be relatively consistent throughout the community.

Play Equipment

Deercreek is a family-friendly community. Basketball goals and children's playground equipment are permitted (subject to ARB approval) as long as community standards regarding visual impact, siting and material construction are followed.

Signs

Except for address signs (which may include house number, family name and/or street name), permanent signs are prohibited outside of Deercreek residences. Real estate signs are permitted while a home is for sale and there is a standard approved design.

Reviewed June 1, 2008