

ARCHITECTURAL REVIEW BOARD (ARB)
POLICY POSITIONS
(Updated September 2012)

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, builders, and future ARB members in the preparation, submittal and evaluation of proposed improvements.

New Homes (Both Preliminary and Final Submittals required)

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 (Both Preliminary and Final Submittals required)

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

- The roof ridge of an Addition shall not be higher than the ridge of the original house, regardless of the number of floors in the Addition. Roof pitch to match existing.
- The eave heights of the Addition shall match the eave heights of the original house.
- Additions and Sunrooms shall match the exterior materials of the existing home, and may not be constructed from metal (aluminum) walls, metal supports, or metal roof panels.

Screened Enclosures (Pools & Porches) (Both Preliminary and Final Submittals required)

Screened Enclosures add value to homes and enhance outdoor living. However, Screened Enclosures shall be designed to not extend beyond the side walls of the house so as not to be visible from the street in front of the house. Exceptions are corner lots. In addition:

- Screened Enclosures with angled sections between the sides and top shall be sloped at the same angle as the roof slope of the house.
- Screened Enclosures frame colors may be bronze (preferred) or white, as appropriate; to match the trim color of the house it is attached to.
- Landscape beds minimum 3 feet wide with shrubs shall be planted along each side of the Lanai.
- Pool equipment must be screened from view with landscaping or walls that match the color and finish of the house.

Cosmetic Improvements and Exterior Colors (Preliminary Submittal requirement waived)

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. Exterior colors for the walls, trim, and accents shall be complimentary and have affinity with each other. All trim, including window and door frames, raised stucco details, roof fascia, eaves, and soffits, must be in the same color. Garage doors shall match the primary trim color or the exterior wall color. Accent colors shall be limited to entry doors and shutters, if applicable.

Trees (Preliminary Submittal requirement waived)

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. When trees must be removed because of location, damage, or other reason acceptable to the ARB, an equal number of new hardwood trees (minimum 3” caliper) shall be planted on the property unless specifically waived by the ARB.

Landscaping (Preliminary Submittal requirement waived)

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 will be protected.

- All plant and ground cover selections require ARB approval;
- Grass (ground cover) substitutes in the front and side yards shall be sod not sprigs;
- Grass substitutes shall be separated from the neighboring properties by a landscape bed or other suitable barrier to prevent encroachment.

Landscape Ornaments (Preliminary Submittal requirement waived)

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 (Preliminary Submittal requirement waived)

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. Generally, fences shall be black in color, not more than 54 inches high, and shall be placed on the property line when installed on the side yards between adjacent properties. This side yard requirement may be waived by the ARB on a case-by-case basis when side yard fences are aligned with the sides of the house and are at least 10 feet back from the property line, or are located immediately around a swimming pool for safety.

Play Equipment (Preliminary Submittal requirement waived)

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. Play Systems shall be installed where they are not visible from the street in front of the property, and shall be landscaped to be 75% screened from view by the homes on each side and at least 50% screened from view from the golf course. Screening is not required at the back property line, except where the property abuts the golf course.

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.

Mechanical and Electrical Equipment

Generally, mechanical and electrical equipment, electric panel boards, electrical conduit, exposed wiring, water heaters, pool equipment, plumbing devices, plumbing lines or other equipment will not be permitted on the front of any house. Where installed on the side or rear of a home, these items should be completely concealed from view. Above ground fuel tanks are not permitted. Window air conditioners are not permitted.

Storage Buildings

Free-standing storage buildings of any size or type are not permitted.

Awnings (Preliminary Submittal requirement waived)

Generally, canvas and metal awnings are considered substandard construction and will not be permitted since they are susceptible to wind damage, tend to deteriorate more quickly than more traditional construction, and are generally out of character with the architecture of the community. The only exception the ARB will consider are automatically retractable, solid-color awnings installed inside screen enclosures or completely out of public view as determined by the ARB.

Wells (Preliminary Submittal requirement waived)

Wells may be permitted only when approved by the ARB. All well components including pump and disconnects should be located on a side or rear yard, should be painted green, and should be completely screened from view by evergreen or similar landscaping, from the public right-of-way and neighboring properties.

Solar Collectors (Preliminary Submittal requirement waived)

Solar Collectors are permitted as set forth by State and Federal law, but final location is subject to review and approval by the ARB. The ARB encourages homeowners to locate solar collectors where least visible from the public right-of-way and neighboring properties. Solar Collector wiring conduit and piping shall be concealed from view.