



ARCHITECTURAL STANDARDS FOR 6TH FILING

1) **DIVERSITY OF STYLES:** It is the intent of the ARC to ensure that each home is compatible with the neighborhood as a whole, while encouraging individuality of style.

2) **MINIMUM TOTAL SQUARE FOOTAGE:** Unless otherwise approved by the ARC in their sole discretion, no dwelling may be erected in Fossil Lake 6th Filing unless the finished floor space area thereof, exclusive of basement, open porches, garages, and **attached out-buildings is at least 1600 square feet for a Ranch and 2200 square feet for a Two Story.**

3) **BUILDING LOCATION, SETBACKS AND GARAGES:**
All lots in the 6th filing are subject to specific setback requirements as follows:

- Minimum front yard setback is 20' from property line to garage.
- Minimum front yard setback is 15' from property line to front porch.
- Minimum rear yard setback is 8' from property line.
- Minimum side yard setback is 5' from side property lines.
- Minimum distance between driveway & property line adjacent to house is 5'.
- Maximum driveway width at street for side-load garage is 22'.
- Third car garage driveway must taper to 22' at sidewalk.

The ARC will discourage the location of driveways being located back-to-back on neighboring lots. The first property approved may determine whether the adjacent lots are right or left handed garages. In those cases where back-to-back driveways are unavoidable, additional setback from side property lines may be required along with enhanced landscaping to buffer the adjacent drives.

4) **EXTERIOR ELEVATIONS:**

EXTERIOR FINISH 50% minimum of entire front elevation to be masonry or stucco, with 2' full vertical corner wraps minimum. Stucco must be upgraded design with built-out windows. Brick or stone is encouraged on front elevations with stucco. Rear and Side Elevations should also include architectural enhancements.

SIDING Hardboard Siding—Painted minimum or equivalent.
8" Maximum reveal. Vertical siding only as accent or complimentary to specific styles.

CORNERBOARDS	1 x 6 Battons minimum
FASCIA & SOFFITS WINDOWS	Minimum 8" fascia with birdbox corners; Minimum 12" soffits 1"x4" minimum window surround
OVERHANG	Minimum 12"
ROOF SLOPE	6/12 Pitch minimum, or for every 1' decrease in pitch, there is a 1' increase in overhang; 12/12 Pitch maximum (Predominant roofs). Other roof pitches may be approved if complimentary to area style.
DECKS	Any elevated decks on walk-out lots require masonry component, ie. columns, posts, or a covered deck using same roofing materials as house.
VENTS, PIPES, CHIMNEY CAPS	To be located on roof slope away from street whenever possible and painted to match trim, siding or roof material.
COLORS:	Color selection sheets showing body & trim paint and exterior masonry selection must be approved by ARC before installation. All exterior railing, wood, trim must be painted or stained.
ROOFING:	40 Year heavy textured, shadow composition shingle in approved color; tile or slate may be submittal for approval by ARC. Metal roofs or cement tile may be approved if necessary to the architectural style of home and are of a natural color. Standard composition shingles are not acceptable. Spanish style, barrel tile is not be acceptable.
HEIGHT:	35' maximum from where driveway meets top of curb.
GARAGES	Must be incorporated into the overall design of the house and should compliment the overall architectural style. Upgraded garage doors are encouraged. Garage doors shall be painted to match body color or other approved color.
TOP OF WALL:	Minimum elevation as per drainage plan prepared by Northern Engineering. Plan shall be noted if TOW is to exceed minimum by more than 1'.
FENCING:	See Fence Criteria document for specific requirements. All fencing must be stained Fossil Lake Stain which is available from KWAL Paint and Tri-City Paint.
LANDSCAPING:	All lots must have a detailed landscaping plan approved by ARC before installation. Plans to be submitted with dwelling plans or no later than 30 days after close of sale. Grass seeding or sod to be installed within 30 days of closing on all homes completed between May 1 and September 1 of any year. Homes completed after September 1 st must have grass by next June 1 st .

STREET TREES: Street trees shall be planted by property owner prior to issuance of a Certificate of Occupancy. The species and size of each tree is designated on the Landscape and Site plan and has been provided to each Builder.

5) **CONSTRUCTION FENCING:** All lots must be fenced with temporary orange mesh fence prior to any construction-related activity. The rear of the lot and both sides out to the sidewalk or curb must be fenced in order to contain trash and prevent encroachment onto adjoining properties or greenbelt. Owners must access their lots through the front only and may not dump excavated soil or debris on neighboring property.

6) **CONSTRUCTION MAINTENANCE:** All Owners are responsible for maintaining their lots by controlling weeds and trash. Each lot should have it's own temporary power, trash container, and portable toilet, unless several Owners have agreed to share these facilities.