

ARCHITECTURAL GUIDELINES

Last revised June 20, 2007

DESIGN

- A. Exterior design should reflect traditional or historical English or French styles and details. Elaborate European detailing will not be approved. All plans are subject to review and approval by the Developer's Architectural Review Committee (ARC). Plan submission should include site plans and exterior materials. The ARC may grant or withhold approval at its sole discretion.

MATERIALS

- A. **Exterior Materials:** Approved exterior veneers include brick, stone, stucco, wood shake, and 8" wood siding or cement fiber (HardiPlank type) siding.
- B. **Water Tables:** Brick or stucco or stone veneer will be required on all four sides from finished grade to first floor elevation.
- C. **Retaining Walls:** All wing walls and retaining walls shall be veneered on both sides to match water table.
- D. **Gutters:** Five inch (5") half-round or six inch (6") Ogee with round downspouts is required.
- E. **Bay Windows:** Bay window projections facing the street and exceeding a horizontal projection of 12" shall extend to finished grade. If less than 12", corbels or brackets will be required as support.
- F. **Copper:** Copper bays are required, unless otherwise approved. Flashing and valleys should be of the same color.
- G. **Roof Material:** Houses shall have either 3 dimensional shingled, slate, or cedar shake roofs. All roof stacks and plumbing vents to be located on rear of house and must be painted flat black.
- H. **Windows:** Simulated Divided Light or True Divided Light windows will be required on the front of all houses. Interior and exterior window grilles are required on any window that can be seen from any street. Windows shall be Pella or a comparable brand.

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- I. **Exterior Doors:** Exterior doors that are visible from the street must be solid wood, colonial panel or traditional French type. Front doors incorporating leaded glass must be approved by the ARC, prior to installation. Garage doors to be wood paneled type. Metal exterior doors, metal screen doors, or metal louvered doors are prohibited on the front elevation.
- J. **Chimneys/Fireplaces:** Chimneys visible from the street shall be veneered with brick or stone. Stucco shall be permitted, with written approval from ARC, only in special circumstances when complementing other exterior finishes. All chimneys/fireplaces, when not within wall lines of the house, shall extend down to finished grade and be veneered to match water table. Chimneys, on the rear elevation only, may terminate into a permanent deck. Chimney's shall be banded at top with architecturally compatible masonry detail and shall be capped with concealing shrouds or clay pots (no exposed chases).
- K. **Stoops/Walkways:** Front stoops and walkways must be finished with material compatible to the finished materials of the house. Acceptable materials will include brick, stone, slate, or other material approved in writing by the ARC prior to installation.
- L. **Access Drives, Gates and Fences:** Access drives shall be curvilinear in design when possible. Any fencing or gates will require approval from the ARC prior to installation. There may be lots where gates and fencing will not be permitted.
- M. **Builder's Signs:** See Developer regarding personalized "Builder" signs. Signs on lots, other than (Builder/Architect) signs and security signs, are discouraged, (i.e. plumbing, electrical, etc.)
- N. **Irrigation:** Front, rear and side irrigation systems are required. Irrigation systems shall cover all landscaped areas of the property.
- O. **Landscaping:** Builder shall be responsible for providing all landscaping per the final lot protocol (see P. below). Sod shall be installed in all (front, rear, and side) lawn areas.
- P. **Lot Protocol:** A preliminary lot protocol will be completed by a land design company setting forth the home location, finished floor elevations, and approximate finished grade. A final lot protocol will include a Landscape Plan (landscape to be installed per plan, by builder), Site Plan and a Grading Plan. In consideration for these services, the Builder shall be charged a fee of \$500.00 at the time of submission of the plans which should be paid to the Developer as reimbursement for costs incurred by Developer. Builder shall complete construction activities that conform to the plans and specifications by the land design company and approved by the ARC.

Request for approval should be submitted to:

Brookside Development Corporation
15 Clarendon Road
Birmingham, AL 35213
(205) 879-6693
(205) 229-9393

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