COPELAND WOODS
Single Family Design Guidelines
UNIT 6

ARCHITECTURAL REVIEW COMMITTEE

An Architectural Review Committee has been established to enforce the restrictions recorded in the Covenants, Conditions and Restrictions of Copeland Woods and the Design Guidelines. The function of this committee is to review the plans and construction documents of the individual homes of Copeland Woods. The authority of the committee to approve, disapprove and/or make recommendations of building and landscape plans is provided in the Recorded Covenants, Conditions and Restrictions for Copeland Woods.

Prior to the commencement of any work on any home site an application for approval must be submitted and approved by the Architectural Review Committee. The property owner shall submit the application for approval. The documents which shall be attached to the application should be submitted on 24"X36" maximum sheet size and include the following:

-site plan

a) property lines, existing topography, direction of drainage flow and proposed finished grades, required setbacks, building lines of all structures, easements and unique site features shall be located
b) first floor and curb cut elevations shall be indicated with respect to site grades
c) driveway, mailbox, curb cuts, sidewalks, entry walks, patios, air conditioning and garbage screening, pool and spa locations and equipment enclosures shall be indicated
d) retaining wall and fence locations, size, designs, height, and finish shall be shown

-floor plan

a) all exterior walls and interior partitions, door and window openings shall be shown

-roof plan

a) indicate and label all roof areas and corresponding slopes
b) indicate and label roof materials and color
c) locate and label roof penetrations, chimney(s), skylights, and roof projections

-building elevations

a) indicate all materials, color finish, window and door types, trim, fascia, brick details and other architectural detailing

b) proposed finished grades against the elevation shall be indicated along with air conditioning and other utility screening
c) heights from finish floor to fascias and to maximum roof height shall be shown

-landscape plan

a) may be submitted at a later date; however, must be submitted prior to occupancy

Minor items required to be modified shall be noted on the submitted documents and require the owners and all Architectural Review Committee members' signatures prior to approval. Only items requiring extensive modifications will require the owner to resubmit the drawings.

Upon final review a copy of the application will be returned to the property owner stamped "approved as submitted" "approved as noted" or "resubmitted".

Once final approval has been issued, the owner may stake the lot. After the lot has been staked, identifying property lines and building lines, the owner or builder shall notify the Architectural Review Committee so a site inspection may be made to insure compliance with the approved plans.

SETBACKS

Home site building setbacks shall be per City of Tyler regulations. Lots adjacent to Copeland Road have a designated tree buffer extending east 50' from the east right-of-way of Copeland Road. All trees over 6" diameter shall be protected. No cutting will be permitted without prior authorization of the Architectural Review Committee.

EASEMENTS

Landscape, driveways, sidewalks, fencing, planters, and retaining walls are permitted in easements; however, it is the responsibility of the lot owner if in the future there is a need to remove the same for access to utilities or maintenance. Easements are located on the final plat. Lots having electrical transformers located in the utility easement must maintain a 5' clearance at all times.

HEIGHT

Maximum height from average existing grade to highest point of roof shall be 35'. (Chimney caps may extend above the maximum height.)

AREA

Minimum living area (exclusive of porches, patios and garages) for single-family homes shall be 3,000 sq. ft.

GARAGES

Garages shall be side or rear entry depending on the lot and the lot width. No garages facing any street are permitted without written approval and authorization by the Architectural Review Committee. All garages must be attached and enclosed with access by garage door. Garage doors shall be overhead sectional raised panel and shall be made of metal or wood. Garages shall accommodate a minimum of two full size cars.

DRIVEWAYS

Driveways shall be designed to accommodate a minimum of one guest parking space. Driveways shall have a minimum setback of 3' from side property line and must be constructed of concrete.

SIDEWALKS

All walks from the street curb to the dwelling unit shall be constructed of concrete, brick, concrete pavers or approved alternate. Street sidewalks are required at all property lines adjacent to the streets designed and located per City of Tyler Specifications.

SECURITY SYSTEMS

All dwelling units must be wired in such a manner so as to condition it for the installation of a security system. Although it is not currently planned, it is the intent that each dwelling unit be pre-wired for such a system should the planned homeowners association decide to have such an electrical security system installed within the subdivision.

WALLS & FENCES

Retaining walls located in the front and side yards shall be constructed of brick. Fences located in the front and side yards exposed to street shall be brick or wood with brick columns. Brick columns shall be placed no more than a distance of 12 feet apart on center, will be at least as tall as the fence, and will be one foot square minimum. Any other material is subject to approval by the Architectural Review Committee. Wood fences are permitted in the rear yards and side yards not exposed to a street. Gates may be constructed of wood or ornamental iron. No chain link or welded wire fences will be permitted at property lines or within view of public streets or right of ways.

MAILBOXES

Mailboxes shall be constructed of the same brick as residence and shall be designed in a similar manner as in attachment A.

POOLS & SPAS

No pools or spas are allowed in front of the residence. No above ground pools will be allowed. Pool and spa equipment enclosures must architecturally match

the residence in design and detail. Pools and spas shall be enclosed by fencing with gate which meets the City of Tyler requirements.

EXTERIOR ORNAMENTS

All exterior yard or landscape ornaments, sculptures, etc. shall be approved by the Architectural Review Committee prior to installation or placement of same.

EQUIPMENT

All outside air conditioning equipment, refuse storage, pool/spa equipment etc. shall be screened from view by screening walls, fences, or evergreen plants.

All basketball goals (or similar goals) shall be approved by the Architectural Review Committee prior to installation. No goal shall be installed permanently or temporarily in such a way as to utilize a street, greenbelt, or other public right-of-way. Temporary goals shall be stored out of view after use.

ANTENNAS

No television antenna, satellite dish, radio receivers or other similar device may be installed unless it is entirely screened from view of adjacent home sites, streets, alleys, and landscape easement areas. These devices may not be placed in building setbacks or easements.

DESIGNS

Designs shall be of East Texas vernacular derivation. No Victorian, Gothic or Eclectic Rival styles will be permitted.

EXTERIOR WALLS

The material for one story dwelling shall be brick. Wood may be used for accent and trim only and shall have a paint finish. Two story dwellings shall be brick on the first floor, and the second floor shall be brick, wood, or a combination. Wood shall be horizontal lap siding with a paint finish. Aluminum, vinyl, or similar siding is subject to approval by the Architectural Review Committee.

Main entrance doors should be sheltered and may be double doors with or without sidelights or single doors with or without sidelights on each side.

Windows may be wood or aluminum. Lintels may be flat or arched. Window shutters are permitted on single-family homes. (Wood only)

ROOFS

Minimum roof pitch of homes shall be 8/12. All roof vent penetrations shall be concealed from street view.

Roof materials shall be architectural style fiberglass shingles. Metal will be allowed at accent areas only and shall be copper or treated to match roof color.

Any other roof material is subject to approval by the Architectural Review Committee.

Gutters and downspouts are required and shall be finished to match color. Roof flashing shall be copper or treated metal to match roof color.

CHIMNEYS

Chimneys shall be brick. Exposed pre-fabricated metal chimneys or wood covered chimneys will not be allowed.

Chimney caps may be brick, copper, or treated metal.

SKYLIGHTS

All skylights shall be of low profile type.

LANDSCAPE

Lawns shall be seeded, sprigged, plugged or sodded. Irrigation systems are not required.

PATIOS

Side yard walls at lots adjacent to common area buffers shall be constructed at patio or similar use areas adjacent to those buffer areas. These walls shall be built of brick which match the residence.

GENERAL RULES

The following rules apply to lot owners, contractors, subcontractors and vendors.

a) Contractors are required to keep their job sites as neat and in as clean a condition as possible. There shall be no stockpiling or dumping on adjacent lots or on streets.

b) Contractors will use utilities provided on the immediate site on which they are working.

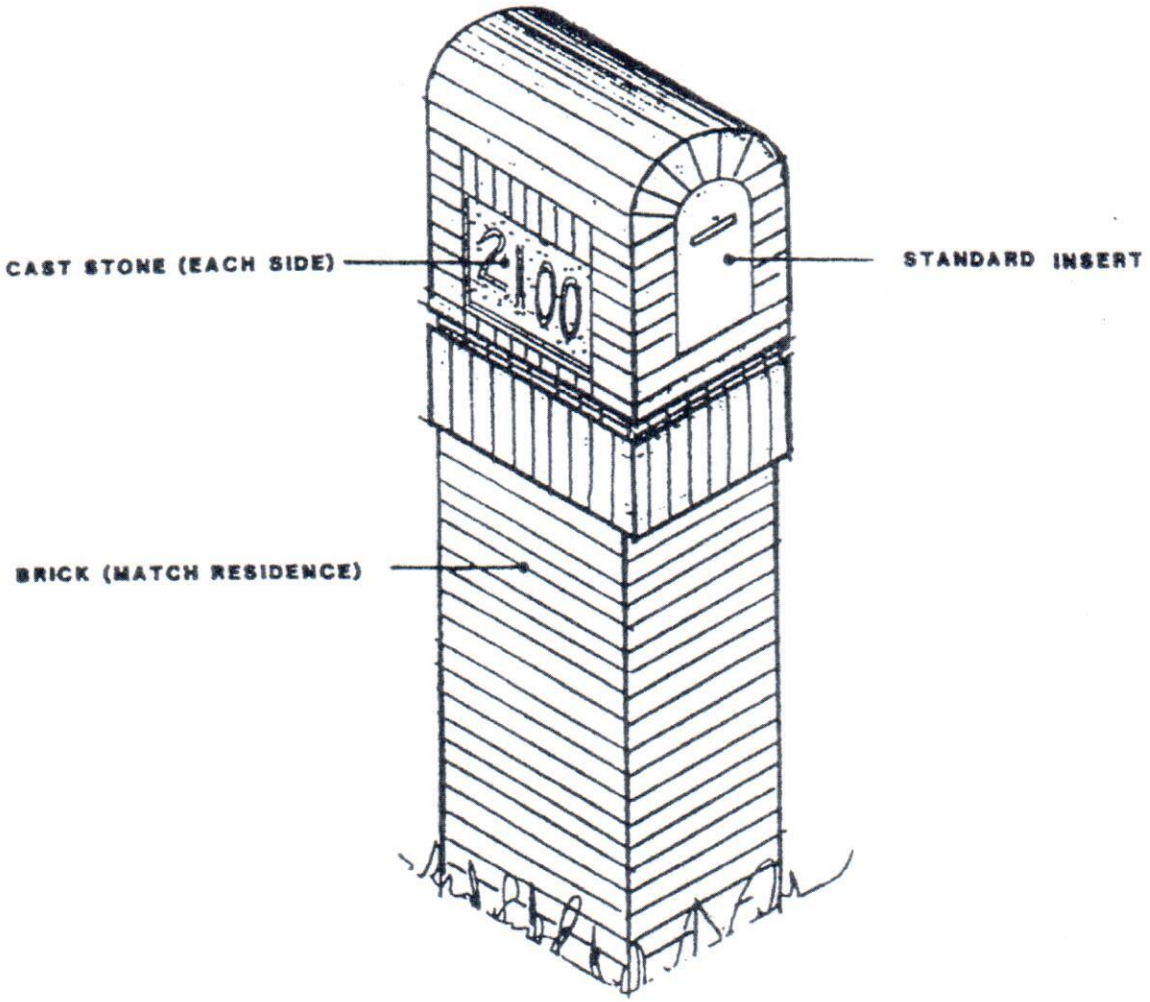
c) Contractors will see that no mud from their job site is allowed to accumulate on the streets. If mud has washed from a home site due to weather, erosion, etc. it is the contractor's responsibility to return this mud to the home site and keep the street clean and clear.

d) General Contractors and owners will be held responsible for the conduct and actions of their subcontractors while they are on the premises.

e) If a contractor has been advised to remedy a situation regarding a home site, and has not complied within a specified period, the Declarant or the Homeowner's Association will undertake steps to provide a remedy. All actual costs of the remedy will be billed to the contractor and/or owner.

f) Any damage to streets, curbs, walls, etc. not repaired by the Contractor or Owner will be repaired by the Declarant or the Homeowner's Association and such costs will be billed to the responsible contractor and/or owner.

g) If any telephone, cable TV, electrical, water, etc. are cut it shall be the responsibility of the contractor and/or subcontractor to report such accident to the proper authorities.



TYPICAL MAILBOX