



## **TREELINE TRAILS – ARCHITECTURAL GUIDELINES**

---

### **INTRODUCTION**

#### **PURPOSE**

The Architectural Review Committee (ARC) will assist builders and homeowners in coordinating thoughtful design and construction practices to insure harmony between homes, neighboring homes, and their surroundings before, during, and after construction. Attention will be given primarily to exterior architectural details i.e. windows, shutters, doors, roof pitch, column size, fascias, soffits, gables, material mixes and colors, siding, etc. to insure the best look possible for homes in Treeline Trails. The committee will evaluate each home for adherence to architectural guidelines and its relationship to adjoining properties and common areas.

Plans, including a site plan, must be submitted and approved prior to starting construction. The committee will act in a timely manner so as not to delay construction.

Site considerations will include setbacks, existing trees, driveway location and configuration, view corridors, preservation of watershed critical areas, and topography. Special attention will be given to drainage of surface water, fencing, retaining walls, sidewalks, recreational items, swimming pools, and screening of HVAC equipment.

These architectural guidelines, as an example, address such items as indicated below; however, this list is not necessarily all-inclusive.

1. Minimum square footage
2. Foundation materials
3. Building height
4. Set backs
5. Relationship to other homes along a street
6. Exterior materials and colors
7. Roof pitches
8. Stacks penetrating roofs
9. Chimneys
10. Garage doors
11. Doors and front entrances

12. Windows and shutters
13. Dormers
14. Flower boxes
15. Decks and porches
16. Railings and columns
17. Guest houses or ancillary structures

General rules will address site maintenance and construction practices. Examples are indicated below:

1. Job sites cleaned of all trash
2. Temporary toilet facilities placed off street
3. Silt fencing installed where appropriate
4. Vacant lots maintained by builder or owner
5. Concrete trucks washed out on appropriate sites, absolutely no dumping on roadsides or swales
6. Loud radios will not be permitted
7. Long term stock piling of material on vacant lots will not be permitted
8. Special work hours in effect on weekends, once residents occupy homes

#### **DEVELOPER'S POLICY STATEMENT**

The Treeline Trails community is subject to certain restrictions as defined in the Declaration of Covenants, Conditions, and Restrictions. The manual is designed to further explain and provide guidelines for construction. When a conflict arises between standards described in these guidelines and any Declaration of Covenants and/or Restrictions, which are appropriate to this development, the covenants/restriction shall take precedence.

The committee desires to be objective and maintain sensitivity to individual aspects of design.

The Developer reserves the right to revise and update the design criteria as well as the performance and quality standards to respond to future changes.

#### **LIMITATIONS OF RESPONSIBILITIES**

The primary goal of the ARC is to review the application, plans, specifications, materials, and samples submitted and to determine if the proposition conforms in appearance and construction criteria with the standards and policy as set forth by the ARC. The ARC does not assume responsibility for the following:

1. The structural adequacy, capacity or safety features of the proposed improvement or structure.
2. Soil erosion, uncompacted or unstable soil conditions, or site/drainage elevations.
3. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
4. Performance or quality of work of any contractor

## REVIEW PROCESS

### **FUNCTIONS OF THE COMMITTEE**

1. The ARC will evaluate each of the housing units submitted to determine its adherence to the design criteria and performance and quality standards set forth in the Design Guidelines and compatibility of the design with the adjoining home sites and common spaces.
2. The ARC will interpret the standards at the request of the owners. If conflicts arise in meeting these standards, the ARC will review and evaluate the conditions.
3. The ARC has the right to grant variances from the Design Guidelines in accordance with the Declaration of Covenants, Conditions, and Restrictions.
4. The ARC shall have the right to monitor and overview the design and construction process in order to ensure conformance with the approved documents and the standards set forth in these Design Guidelines.
5. The ARC shall review each submittal and respond in a timely manner. Approval will be in writing and shall in no way relieve the owner of his responsibility and liability for adherence to any applicable ordinances and codes.
6. The ARC may at its own discretion approve or disapprove any proposal based on the project's appropriateness to community.
7. The ARC has the sole right to determine compliance with the Guidelines during the review and construction process. If, in the opinion of the ARC, an owner is not abiding by the guidelines as set forth herein, the ARC shall have the right to enforce corrective measures.
8. The ARC has the sole right to disapprove any proposal without reason.

### **DESIGN REVIEW**

Prior to beginning construction or any site work, Builder must submit to the ARC two sets of the following:

1. Design Review Application
2. Site Plan including:
  - a. Property lines
  - b. Easements, right-of-ways, and setbacks
  - c. Dimensioned building locations, patios, etc.
  - d. Driveways, sidewalks
  - e. Swimming pools, decks, patios
  - f. Fences and/or walls
  - g. Mechanical equipment location
3. Floor plans
  - a. Square footage
4. Exterior Elevations
  - a. Plans must show all four elevations of the residence

5. Exterior Colors/Finishes/Materials Specifications Color Chips
6. Preliminary staking to help with grading and tree saving approval

The ARC will review the application and design documents at its next regularly scheduled meeting (regular meetings are twice a month) and return one set of plans to the owner with the appropriate comments within ten (10) business days of the regular meeting.

## **GENERAL DEVELOPMENT STANDARDS**

### **SITE IMPROVEMENT STANDARDS**

No bulldozing or clearing of trees shall be commenced until the ARC has approved the plans. Cuts, fills, and drainage areas shall be constructed to complement the natural topography of the site. Each lot owner and builder shall make every effort to minimize the impact of surface water flowing onto adjacent lots. Every effort shall be made to divert surface water to the street ditches or to existing natural drainage areas. It is understood that some surface water will flow from one lot to another.

### **TREE REMOVAL**

In order to preserve the natural beauty of Treeline Trails, every effort should be made to retain as many of the canopy hardwood trees as possible.

### **SETBACKS**

The following setbacks are minimum standards and are measured from the property lines.

These setbacks have numerous variances allowed per Guilford County Building code. A more detailed description with other possibilities is listed on the recorded plats of the subdivision and will be confirmed and enforced during Guilford County's plan approval process.

1. Front setbacks - Forty (40) feet
2. Side setbacks – Fifteen (15) feet minimum, 20 total
3. Rear setbacks – Forty (40) feet

## **ARCHITECTURAL STANDARDS**

### **PURPOSE OF ARCHITECTURAL STANDARDS**

The purpose of these Architectural Standards is to set the aesthetic criteria for the development of the residence within Treeline Trails. These standards are meant to allow and encourage variety and individuality of design with maintaining a compatible architectural character throughout the development.

## **MINIMUM HEATED SQUARE FOOTAGE REQUIREMENTS**

Minimum 1800 Square Feet

### **FOUNDATIONS**

All foundations above grade shall be finished with brick, stone, stucco (on stucco homes only) or ARC – approved veneer

### **EXTERIOR DETAILING**

Front “façade” homes will not be permitted (i.e. brick front with all other elevations of siding). Eave details should be uniform around all elevations of the home. Composite and high quality vinyl materials will be permitted as a boxing material.

### **EXTERIOR MATERIALS, COLORS**

Approved exterior wall materials include wood, brick, stone, stucco, fiber cement, shingle siding, and approved vinyl. Approved exterior trim materials include brick, stone, fiber cement, wood, shingle siding, and vinyl. High quality vinyl must be at a minimum of 0.44 thickness. Vinyl materials will be permitted as a boxing material. All elevations of a house should utilize the same materials. The use of more than three materials is not encouraged.

The use of the following materials is appropriate:

1. Brick – All brick colors must be approved by the ARC
2. Stucco – Historically based smooth or textured stucco finishes are allowed
3. Stonework – All stone colors must be approved by the ARC
4. Wood siding – All wood siding must be full profile and properly/fully finished.
5. Cement based siding is allowed.
6. High quality vinyl of at least 0.44 thickness.

Inappropriate use of material and colors, as determined by the ARC, will not be allowed, particularly bright colors.

### **ROOFS**

Roof pitches and overhangs may vary as necessitated by architectural design; however, no flat roofs are allowed as a major structural element. No 3 tab shingles are allowed.

Roof pitches should be no less than 8 in 12. Special cases will be considered by the ARC if in keeping with the architectural character of the house and neighborhood. Shed roofs for porches may have a lower pitch. Houses may have gables, hipped, or shed roofs. Exposed rafter tails are allowed, but the ARC must approve the design.

The ARC must approve roofing materials and colors. Light colors will be discouraged.

Combinations of roofing materials may be allowed when appropriate to the architectural character of the house.

Gable and decorative vents shall be in keeping with the architectural character of the house. Ridge vents, if used, must be of the “shingle over” design extended to the other edge of the roof ridge. Soffit visible from the street shall be of similar material to that of the porch or entry stoop ceiling and must be submitted to the ARC for approval.

1. All roof stacks, flashings, vents, or protrusions from the roof shall be painted black or the same color as the roof. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs where possible so as not to be visible from the street.
2. Solar water heating panels are not allowed without the approval from the ARC.

### **GARAGES**

Garages shall be located and treated so that the garage does not visually dominate approaches to houses. The main garage entry should be side loading. Detached garages shall maintain the architectural style of the house.

Secondary garage doors, which face the street, must be recessed from the main house structure. The design of these garage doors should be keeping with the architectural character of the house.

### **DOORS, FRONT ENTRANCES**

Wood entry doors in paneled, French, or half-glass designs are encouraged. Entry door assemblies with sidelights and transoms appropriate to the architectural character of the house should be employed where possible. Wood and metal doors of similar design are allowed in other areas. The ARC must approve metal entry doors.

All doors, screen doors, and storm doors should be in keeping with the architectural character of the house and must be submitted to the ARC for approval. Doors simply must fit the design of the home.

### **WINDOWS**

The ARC Guidelines require that all exterior windows be of a quality and style in keeping with the architectural character of the house. Some type of grid is encouraged.

No reflective glass or reflective tinting should be used. Stained glass/art glass accents will be reviewed on a case-by-case basis by the ARC.

Windows should be of a size and design appropriate to the architectural character of the house. Windows should be approximately a 2 to 1 proportion height to width. Various styles such as double hung, casement, or awning are acceptable if compatible with the style of the house. In addition to standard division windows, prairie or craftsman style, cottage style, etc. are acceptable. Windows may be

prefinished aluminum, painted wood, clad wood, vinyl, or other approved material if sized, proportioned, and finished appropriate to the architectural style of the home.

### **SHUTTERS**

Shutters are encouraged on house façades visible from the street. Shutters should be proportioned to cover the window individually or in pairs when closed. Shutters may be louvered or paneled in design and must be attached to the house using appropriate holdback hardware. Hinges and shutter dogs are encouraged (don't have to be functional).

### **FLOWER BOXES**

Artificial flowers are prohibited.

### **AWNINGS, CANOPIES**

The ARC must approve awnings and canopies before affixing to the exterior of the residence.

### **DECKS, PORCHES**

Full architectural details are required for all decks and patios. Detailing of all patios and decks must be architecturally compatible with the home. Patios and decks shall be designed to appear as an extension of the house, using similar materials, colors, and details.

Porches shall have a minimum front projection of 6 feet. Wrap-around porches may have a narrower side projection, but in no case less than 6 feet. Covered entry stoops shall have a minimum front projection of 3 feet and a maximum projection of 6 feet. No porch shall exceed 12 feet in front projection. Porch floor treatments may include wood decking, brick; brick edged and divided concrete, stone, or tile.

### **STAIRCASES**

External staircases should be brick, stone, or wood appropriate to the architectural style of the house. Concrete steps are allowed only if finished on the sides or enclosed with cheek walls of brick, stone, or stucco.

### **GUTTERS, DOWNSPOUTS**

All gutters and downspouts must be of a color compatible with the house color. Any underground piping related to downspouts must be routed so as to not adversely impact adjacent property.

### **RAILINGS, COLUMNS**

Porch columns should be architecturally correct and proportioned to the house. Masonry columns (support posts) are encouraged on all decks. Wood support posts are allowed, but must be a minimum cross-sectional size of 6 x 6 inches nominal or greater in proportion to height of deck. All metal posts must be boxed in wood other approved materials.

**RAILINGS, COLUMNS**

Porch columns should be architecturally correct and proportioned to the house. Masonry columns (support posts) are encouraged on all decks. Wood support posts are allowed, but must be a minimum cross-sectional size of 6 x 6 inches nominal or greater in proportion to height of deck. All metal posts must be boxed in wood other approved materials.

**UTILITIES, VENTS, MECHANICAL EQUIPMENT**

All aboveground heating and air conditioning equipment must be screened with evergreen plant material or architectural treatments of a height equal to or greater than the height of the equipment. Spacing must provide effective visual screening upon installation.

**EXTERIOR LIGHTING, CEILING FANS, PORCH SWINGS**

Lighting of individual residential lots may include pole lighting, building-mounted lighting, shielded landscape spot lighting, and ground level illumination of walks, driveways, and patios. Pole lighting shall not exceed 10 feet. Exterior spotlights or floodlights must be hooded directed to eliminate glare onto adjacent properties.

Lighting style shall complement the exterior architecture. Exterior bracket, pendant, pier and/or post lighting, ceiling fans, and porch swings shall be consistent with the architectural character of the house. Lighting fixtures should be correctly proportioned to the house façade. Gas light bracket and post-mounted fixtures are acceptable. All lighting should be low level, non-glare type, and located to cause minimal visual impact to adjacent streets and properties.

**SITE STANDARDS**

**LANDSCAPING STANDARDS**

Builders must oversee, be responsible for, and complete the final grading and initial landscaping of the home in order to ensure timely completion of the landscaping and proper handling of storm water so as to minimize the impact of storm water on adjacent lots. All construction debris and material shall be removed from the site upon receipt of Certificate of Occupancy.

**DRAINAGE**

Drainage of surface water shall be accomplished to have as little impact as possible on adjacent lots. Piping of any kind must be approved by the ARC. Existing drainage piping and structures cannot be modified without NCDNR approval.

**PARKING, DRIVEWAYS, WALKWAYS**

Garages for at least two cars are required along with a recommended two uncovered spaces for parking. No on-street overnight parking allowed.



No curbside parking areas may be created by extending any portion of the street pavement.

All driveways will be concrete, asphalt, brick stone, interlocking concrete pavers, or other paver material as approved. All colors and materials should be designated on the site plan and will be approved by the ARC.

All driveways (12 ft. minimum width) and walks must be dimensioned and detailed on the site plan.

Front walks shall be a minimum width of 4 feet with 5 feet preferred. The use of special paving materials such as brick, concrete pavers, or stone is recommended. Entry-walk surface materials should be the same of compatible with the driveways or structural materials.

### **FLAGPOLES, MISCELLANEOUS STRUCTURES**

No freestanding flagpoles, billboards, advertising signs, or structures are permitted.

### **FENCES, WALLS**

In general, fencing of yards is discouraged. The ARC will consider fences and walls for approval if the wall/fence material is compatible with the home. All fence plans, designs, colors, materials, and locations must be approved prior to construction. Fence enclosures around pools should be in conformance with local or state regulations. Any of chain link, welder wire, or wood privacy fences is not permitted.

Minimum setbacks of 5 feet from property will be required. The use of electronic systems is recommended for pet enclosures.

### **ANTENNAS**

Exterior antennas are not allowed. If an antenna is required for a particular electrical function, it shall be mounted inside the house, attic, or garage. One maximum 24-inch diameter satellite dish is allowed, but it must be located out of view from the street. The ARC must approve location of 24-inch diameter dishes.

### **REQUIRED ENCLOSURES**

All compressors for central air-conditioning units should be completely screened by landscaping and or architectural treatments so they are not visible from the street or any adjacent properties and must be sited so as not to cause a nuisance to neighbors. If landscape screening is used, all heating and air-conditioning units shall be screened and enclosed with evergreen shrubs with a mature height at 4 to 6 feet. These plants must be installed at minimum height of 3 feet and spaced at least 3 feet clearance from these units. These units must not be seen from either the street or any grade-adjacent properties. Thru-wall or window air-conditioning units are not permitted.

All garbage and trash containers shall be kept within a garage or in a screened or landscape area. They should not be visible from the street or from other houses.

### **SWIMMING POOLS, HOT TUBS, AND SPAS**

No above ground swimming pools are permitted.

ALL swimming pools and hot tubs must be submitted to the ARC for review and action prior to construction. All plans for pool, hot tub, spa, deck, and fencing design and layout, material and equipment must be screened from street and adjacent property view and located where they will not cause a nuisance to neighbors.

### **RECREATIONAL ITEMS, ACCESSORY STRUCTURES, DECORATIVE OBJECTS**

Accessory structures, such as playhouses or doghouses, shall be permitted only with specific written approval of the ARC. No tools sheds or other exterior buildings will be allowed unless they are specifically approved by the ARC and are designed to be in the same architectural character as the residence.

No decorative objects such as sculptures, birdbaths, fountains, and the like shall be placed or installed in front yard of any lot without approval of the ARC.

Clotheslines shall not be permitted on lots.

Basketball standards and backboards, if used shall be located away from the street. Pole-mounted backboards are acceptable. They should not be visually obtrusive to the community (i.e., bright colors, advertising, etc.)

Play equipment, including trampolines, shall be allowed; however, restrictions of their location and screening shall be enforced. All play equipment shall be restricted to backyards. Brightly colored equipment is discouraged. Colors must be approval by the ARC. Wooden play equipment is highly encouraged.

### **RECREATIONAL VEHICLES**

Lawn equipment and recreational vehicles, such as boats, motor homes, all-terrain vehicles, and campers, may only be stored on site a maximum of 72 hours unless fully garaged.

## **GENERAL RULES**

The following rules apply to all employees of the building contractors while on Treeline Trails' premises:

1. Builders and their subcontractors are required to keep job sites clean of all trash. All lots must have dumpsters for trash. Placement of dumpster should be as far away from street as possible. There will be no long-term stockpiling of dumping on adjacent lots or common areas. Construction materials are to be neatly placed on site. Debris and rubbish are to be contained and periodically removed. Tall, unsightly weeds are to be routinely cut back. Streets adjoining a construction site are to be frequently swept clean of dirt and construction trash. Trash not removed will be removed and billed to the responsible owner and/or contractor.
2. Temporary toilets should be placed on the lot and not in the street.
3. All lots must use silt fence to keep sediment from coming off the lot. A gravel temporary driveway apron is required to prevent mud from getting on streets.
4. All vacant property shall be kept neat and cleaned of debris and shall be well and continuously maintained in its natural condition until construction commences on the property.
5. Builders and their subcontractors will use only the utilities provided on the immediate site on which they are working.
6. Any damage to streets, curbs, sidewalks, drainage inlets, street lights, street signs, walls, etc., will be repaired by the developer and such costs billed to the responsible owner/builder.
7. There will be no washing of any truck on the streets. Any concrete delivery truck washed out must be on builder's own construction side or designated wash site.
8. Operators of vehicles are required to see that they do no spill any damaging materials while within Treeline Trails. If spillage occurs, operators are responsible for cleaning up. Clean-ups done but the developer will be billed to the responsible party.
9. All personnel working in Treeline Trails are to ensure that they will keep all areas in which they work or travel through free of discarded materials, such as: lunch bags, cups, bottles, etc. Objects should not be thrown out of cars and/or trucks.
10. No on-site burning is allowed.
11. Loud radios or noise will not be allowed within the development. This is distracting and discomforting to property owners. Normal radio levels are acceptable. Speakers may not be mounted on vehicles or outside of homes under construction.
12. Construction work should not begin before 8:00AM on Saturdays and Sundays once residents occupy homes.
13. No vehicles (trucks, vans, cars, etc.) may be left in the development overnight. Construction equipment may be left on the site while needed but must not be kept on the street.
14. No contractor personnel will be permitted to bring pets on the property.
15. Builder cannot modify the elevations or dimensions of the sidewalks. All damage to the sidewalks must be repaired prior to receipts of a Certificate of Occupancy.

**TREELINE TRAILS  
ARCHITECTURAL GUIDELINES**

---

**NEW HOME DESIGN REVIEW APPLICATION FORM**

Lot No: \_\_\_\_\_ Physical Address: \_\_\_\_\_

List Price: \_\_\_\_\_ Builder: \_\_\_\_\_

Lot owner/Buyer: \_\_\_\_\_

(if applicable)

**Home Plans – Please attach floor plans and all elevations**

Bedrooms: \_\_\_\_\_ Bathrooms: \_\_\_\_\_

Heated Square Feet: \_\_\_\_\_

Down Stairs: \_\_\_\_\_ Upstairs: \_\_\_\_\_ Basement: \_\_\_\_\_

Total Net Square Feet: \_\_\_\_\_

Covered Porches: \_\_\_\_\_ Garages / Unfinished: \_\_\_\_\_

Total Gross Square Feet: \_\_\_\_\_

Roof Pitches: \_\_\_\_\_

**Exterior Specifications – Please attach site plans**

Materials	Manufacturer	Name/Color:
Brick/Stucco/Stone Combo		
Shingles		
Siding		
Trim		
Shutters		
Doors		

Has Plan been previously submitted for another lot? \_\_\_\_\_

If yes, Lot #: \_\_\_\_\_

**Time Limitations**

After the review and approval of the committee, the participating Builder must begin construction within six (6) months from the date of approval, or forfeit all approvals. In that event, the new application must be submitted and approval obtained before commencement of construction. In any event, construction must be completed within eighteen (18) months of commencement.

Form Completed By: \_\_\_\_\_ Date: \_\_\_\_\_

**Committee Use**

Date Received: \_\_\_\_\_

The Architectural Review Committee has reviewed the forgoing application and rendered the following decision:

\_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_ Approved with conditions

Signed: \_\_\_\_\_ Date: \_\_\_\_\_