

VALHALLA RESIDENCE ASSOCIATION
ARCHITECTURAL GUIDELINES

PURPOSE

Restrictive covenants and Association bylaws covering properties in Valhalla provide for architectural approval of all construction for the purpose of maintaining the integrity of the community. The Architectural Committee is appointed by the President of the Valhalla Residence Association, to function as an advisory group to the Board of Directors. Members of the Architectural Committee reflect a cross-section of the membership but care is given to both knowledge and ability to conceptualize and comprehend such drawings as may come before them.

The Board of Directors of the Valhalla Residence Association meets quarterly for the purpose of conducting such business as is necessary and for consideration of plans which have been submitted to the Architectural Committee. Special meetings for plan approval may be called at the President's discretion. The guidelines which follow have been approved by the Board of Directors for Architectural Committee use in evaluating submitted plans.

These guidelines cover:

- I. General Planning
- II. Specific Architectural Requirements
- III. Requirements for Submitted Plans
- IV. Submittal Procedures

I. GENERAL PLANNING GUIDELINES

It is the intent of these guidelines to permit a variety of architectural styles and house types that collectively create a community with an image of high quality "custom" designed homes. These guidelines have been prepared to enhance the overall harmony of the community. They are written not as constraints on individual tastes, but rather as a commitment respecting the qualities of Valhalla. They are intended to give direction and assurance to owners, architects, and builders. Design review is not intended to enforce unreasonable or excessively costly controls, or to duplicate the functions normally provided by public agencies such as building departments, but rather to coordinate the design and construction of dwellings by different architects and builders to achieve continuity of quality and identity. A worthy variance from the literal interpretation of these guidelines will be considered objectively.

In attempting to create an intimate residential scale and a variety of housing characteristics, long, unbroken walls and roofs should be avoided; vertical and horizontal offsets are necessary to further reinforce this concern for scale. Architectural forms can be "softened" by the inclusion of chimneys, decks, recessed entrance treatments, porches, and other architectural scale-creating elements.

A predominant concept of the development is to encourage a continuity of the natural setting and the landscape elements, and the relatively subordinated building is key to the attainment of the distinctive character of Valhalla. Building forms, materials, and colors should, therefore, harmonize with and complement the natural setting.

To achieve a high-quality community image, the overall building appearance, details, and materials can

impart a sense of solid, permanent construction. Underscaled elements or thin-veneer appearing details are not acceptable. Care should be given to maintaining the natural character and configuration of the land. Because it is anticipated that the design of the house will be tailored to the homesite, not the homesite to the house, lot grading should be held to a minimum. Each home should be positioned to protect the best part of each homesite for the outdoor extension (deck, terrace, or garden) of the owner's lifestyle. To maintain the concept of flowing space around the houses, it is desirable to avoid rigid delineation of lot lines. Fences and landscape planting should be as unobtrusive as possible.

II. SPECIFIC ARCHITECTURAL REQUIREMENTS

A. Architectural Style

Originality of design is imperative to the continuity of quality. Any style or design will be permitted provided the design meets the intent of these guidelines. Minimum square footage of home is to be 1600 square feet. Secondary floors are included in square footage; however, they shall be calculated at 50% of actual area. Style must adhere to the following additional specific requirements.

B. Building Height

On homesites which potentially block or limit views of adjacent or surrounding homesites, a height restriction in general shall be imposed of fifteen feet six inches, to be measured at the center point of the high ridgeline in relation to the street elevation (or no higher than contiguous homes so measured if greater than fifteen feet six inches). There shall be no height limitations on lots which do not potentially affect another homesite's outlook.

C. Horizontal and Vertical Offsets

The goal is to create natural horizontal and vertical offsets or recesses. This is the first step in overcoming a monotonous, barracks-like appearance. In general, avoid the use of continuous, unaccented two-story facades. Without horizontal and vertical offsets or wall projections, this uninteresting, barracks-like look will result. Horizontal offsets should be coordinated with the interior plan and the roof pitches of the design. Combined with architectural massing, good roof lines, and offsets, a very interesting and individualized building form can result. These horizontal offsets can be accentuated with garages, decks, and patio walls. It is usually more effective visually and economically to have fewer but larger offsets, rather than a series of small jogs. Buildings can be adapted to their homesites by stepping floor levels and roof lines to complement changes of the homesite topography.

D. Roofs

If a pitched roof is used, the pitch must be 4' in 12', or greater. The roof form should be an integral part of the overall design. The combined form and color of roof lines is one of the key image-shapers of Valhalla. Harmony of roof forms contributes toward the sense of community.

E. Understructure

No exposed understructure will be permitted. Unfinished foundation walls/stepped footings higher than four feet (4) from finished grade to finished floor shall have adjacent landscaping to keep materials from view. Decks are excluded from this requirement.

F. Entry Areas

As one passes through Valhalla, the image should be one of gracious homes with somewhat retiring entries, to reinforce the sense of quality and privacy. Entryways should, therefore, receive special

attention. The pathway from the driveway or landscaped lane should progress from the larger common area to the more secluded entry spaces. Vegetation, combined with careful architectural massings, detailing on buildings, and paving textures, retaining walls, and sheltering roof extensions or recesses, can contribute to a sense of privacy.

G. Garage/Driveway Design

As seen from the street, the sense of privacy and residential form should dominate the garage. The visible impression should be that of a home with a gracious entry, not of a garage and driveway. Whenever possible, garage entrances should be turned away from an axis facing the street. Carports are specifically prohibited. Driveways must be designed with consideration for safety, grades, and sight visibility. They must be hard surfaced (concrete, blacktop, or brick).

H. Material Change

In order to impart a sense of solid, substantial construction and to avoid a tacked-on thin-veneer look, material changes should terminate at a logical inside corner of the floor plan or at a major wall opening. Changes at outside corners should be avoided. Vertical changes should not form a rigid, continuous, unbroken horizontal line or "layer cake" effect.

I. Fences and Screen Walls

Fences and walls that front on a street or demarcate property lines are discouraged, but may be approved by the Board on a case by case basis. Homeowners are encouraged to discuss the location, style, and materials of any proposed fence or screen wall with their surrounding neighbors – particularly those who will be able to see the fence – and advise the Board of their general agreement or any disagreement. As a general rule, fences and exterior walls visible from the street should appear to be extensions of buildings by using the materials, colors, and details of the house walls. Chain link fences are discouraged; however, limited use may be allowed. Fences above five feet (5') in height are discouraged.

J. Decks

Decks can result in an improved and accented home appearance and take advantage of views. They should, however, be an integral part of the building design and avoid "tacked on" appearance.

K. Materials

The following materials are approved outright. Other materials that respect the intent of these guidelines will be considered for acceptance by the Committee. All materials and products to be installed are to be in compliance with all governing building codes, permits, and are to be of quality workmanship.

- (1) Walls
 - (a) Wood – Shingles, lumber siding (all types excluding laminated veneers).
 - (b) Stone – Local or regional building stones.
 - (c) Stucco – Installed in-place cement plaster or EIFS.
 - (d) Elastomeric Acrylic Polymer Finishes – Precolored, fade and mildew resistant coating (having stretchability (elongation) that ensures optimum crack resistance even in the most demanding applications and details).
 - (e) Brick – All styles and shapes.

- (2) Roofs (Pitched)
 - (a) Wood – shingles or shakes.
 - (b) Simulated Slate & Cedar Shake Shingles – shingles of rubber or metal material having the look of natural thick slate or heavy cedar shake).
 - (c) Tile – Concrete, slate or clay
 - (d) Metal – Tiles, or other metal roofs with horizontal breaks. Vertical standing seam roofs are not allowed.
 - (e) Asphalt-fiberglass shingles – Multi-layer, heavy-weight (minimum 340 pounds per square) laminated “architectural” style, with a minimum 40-yr warranty

- (3) Roofs (Flat)
 - (a) Hot mop – tar with topcoat of aggregate.
 - (b) Membrane – torch-down or mechanically fastened. No reflective or white top sheets will be allowed.

- (4) Window Frame
 - (a) Wood – wood stop, or wood sash - stained or painted.
 - (b) Metal – prefinished aluminum or painted steel.
 - (c) Vinyl – prefinished vinyl
 - (d) Fiberglass – prefinished fiberglass

L. Colors

The use of color should respect the intent of these guidelines. Generally, neutral, earth-tone or subdued colors should be used.

M. Landscape Objectives

Plantings on each homesite are critical to provide year around interest and color, provide privacy, and add to the accumulated visual effect to enhance the quality of Valhalla. Following accepted quality design standards of landscaping will aid in providing an enriched overall living environment. The total yard area is to be landscaped where feasible. Landscaping shall be maintained in a healthy and neat appearance at all times. It shall be designed in conjunction with and in harmony with the architectural design of the residence, its siting on the homesite, and existing adjacent landscaping. Removal of major existing trees shall require approval of the Architectural Committee.

III. REQUIREMENTS FOR SUBMITTED PLANS

A. Alterations to Existing Residence

Before work is started, the Homeowner must submit an “Architectural Approval Submittal Form for Minor Exterior Alterations to Existing Residence” providing a description of the proposed changes. Examples of changes requiring submittal include: re-roofing, exterior remodeling or painting, fencing, driveways, desks, storage sheds, arbors, and gazebos.

B. New Construction, Major Renovations, Major Landscaping and Structures

Before starting any development work, the Applicant shall submit an “Architectural Approval Submittal form for New Construction, Landscaping, or Structures” for the Preliminary Review, and when approved to proceed the Formal Submittal described below.

(1) Preliminary Review. At the earliest possible stage, it is recommended that the applicant submit conceptual sketches of floor plans, elevations, sections, and site plan of the proposed design for informal review, in order to assist the applicant in his submission, and before major expenditures are committed to the Formal Required Submittal.

(2) Formal Required Submittal. Drawings are required, preferably at 1/4"=1' scale, or scale acceptable to the Committee. Plans must include the following, at a minimum:

- (a) Plot Plan – To show all property lines, setbacks, side yards, placement of all structures, fencing, and screens.
- (b) Grading Plan – To include existing and proposed contours, drainage flow lines, finished grades.
- (c) Roof Plan – To show pitch, valleys, hips, materials, overhangs, etc.
- (d) Floor Plans – To include balconies, decks, atriums, utility meter locations, garbage receptacle location, garages, storage buildings, square footage of living area of residence (shown per level).
- (e) Exterior – To include all exterior elevations of main Elevations walls, wing walls, etc., with heights and materials clearly indicated and colors and textures noted. Elevation of top of roof relative to street grade to be shown. One week prior to the Board Meeting, roof lines must be staked with posts and string to show elevations of ridgelines and to indicate outside corners; failure to comply with such posts and string requirements will result in the Board's disapproval of the Plans.
- (f) Landscape Concept Plan – To show general indication of placement and type of landscaping.
- (g) Building Sections – or perspectives as required to explain building construction.

IV. SUBMITTAL PROCEDURES

A. Minor Alterations to Existing Residence

Submit the required Approval Submittal Form and data to the Architectural Committee for review and approval. If deemed appropriate by the Committee, the applications may be forwarded to the Board of Directors for approval action. There is no fee required for processing these applications.

B. New Constructions, Major Renovations, Major Landscaping, or Structures

(1) Preliminary Review. Submit the required Approval Submittal Form and data to the Architectural Committee for review and comments. A \$25 non-refundable review fee shall accompany each Preliminary Review submittal.

(2) Formal Required Submittal. Submit the required Approval Submittal Form and all required plans to the Architectural Committee for review. A \$75 non-refundable fee shall accompany the Applicants submittal. Following a review by the Architectural Committee, the Committee will forward the application to the Board of Directors, along with their recommendations for action. Any recommendations of concern me be pre-coordinated with the Applicant at the discretion of the Committee. The following actions must be satisfied prior to and/or during construction.

- (a) Color samples of all exterior finishes on materials to be used are to be submitted to the Architectural Committee for approval, and then to the Board for its approval.
- (b) Architectural Committee will forward plans, color samples, and other requested information, along with any recommendations deemed necessary, to the Board of Directors.
- (c) If plans are approved, with respect to new homes or change in roof pitch, grades are to be shot by a representative of the Architectural Committee prior to placing foundation, or changing roof pitch, to verify grades relative to street.
- (d) A final Board-approved set of drawings shall be submitted to Architectural Committee prior to construction. These plans will be retained by the Architectural Committee to ensure compliance during construction.
- (e) Any plan changes, after initial Board approval, affecting exterior appearance shall be re-submitted to the Architectural Committee for approval, and then to the Board for its approval before implementing such plan changes.
- (f) Exterior (including finished painting) of residence, and connection to an acceptable sewage disposal facility, are to be completed within 8 months of commencement of construction. Landscaping is to be completed within 18 months of such date.
- (g) Construction must begin on Board-approved plans within one year of Board approval (regardless of when a building permit issues). After such one year period, if construction has not begun, plans must again go through the submittal process without any assurance that the prior-approved plans will be approved unchanged by the Board or a subsequent Board.

C. Notification of Board Approval

Applicant will be notified in writing of Board action within one week of the Board meeting, or if such written notification is not received within two weeks of such Board meeting, the plans will be deemed approved upon notice to the Applicant by the Architectural Committee.

Please Note: All utilities in Valhalla are underground. It is the obligation of the owner and builder to have the utilities located and marked by the appropriate utility companies prior to commencement of any site work. Any questions regarding the above guidelines may be referred to the Architectural Committee or the Board of Directors.