ESTD. 2020

HOMESTEAD

AT HOG MOUNTAIN

A TRADITIONAL NEIGHBORHOOD DEVELOPMENT

This is different.

Welcome to Homestead at Hog Mountain

This pattern book has been crafted as a reference for homeowners, restauranteurs, merchants, designers and builders to illustrate the principles upon which Homestead at Hog Mountain was founded and will guide future development.

Homestead at Hog Mountain is a Traditional Neighborhood Development (TND) community based on the blending of traditional and modern planning and design principles.

More than mere nostalgia, TND's strive to take the best urban planning and architecture from the great cities and towns throughout human history and merge them with modern building materials, methods and the latest technology with the goal to promote human flourishing.

Homestead at Hog Mountain is uniquely designed to look and feel as if it naturally evolved over the course of the last two centuries. The development will seamlessly blend residential, commercial, and public spaces with a focus on walkability, beauty, tradition, and a sense of community.

Hog Mountain is built for human connectivity with a vibrant town center, wide open walkways, tranquil parks and the convenience of shops and restaurants just a short walk away. Visit us soon!

HOG MOUNTAIN

The story of Hog Mountain goes back more than 200 years when the area near Hamilton Mill was the crossroads for farmers driving their hogs to the market place. The county's first inn and trading post, The Hog Mountain House, was located at the current intersection of Braselton Highway and Dacula Road.

The original Peachtree Road ran through Hog Mountain and it appeared on both stagecoach and mail routes.

Before European settlers, Native Americans of both Creek and Cherokee descent occupied the lands.

Team Members

SACRED SQUARE DEVELOPMENT, LLC
Developer

IMERY GROUP
Project Manager & General Contractor

TOM LOW, CIVIC BY DESIGN, LLC
Master Plan

THOMPSON PLACEMAKING
Pattern Book & Design

Table of Contents

"A COMMUNITY DOES NOT COME TOGETHER BY A COVENANT, BY A CONSCIENTIOUS GRANTING OF TRUST. IT EXISTS BY PROXIMITY, BY NEIGHBORHOOD; IT KNOWS FACE TO FACE."

-Wendell Berry

Site Location

HOMESTEAD AT HOG MOUNTAIN

Homestead at Hog Mountain is located in Gwinnett County, GA about 40 miles northeast of downtown Atlanta by way of Interstate 85.

Gwinnett is the most populous county in the state with nearly 1 million residents, one of the most diverse counties in the US and home to the state's highest rated school system.

Homestead at Hog Mountain neighbors the well-established Hamilton Mill community and the surrounding commercial and civic infrastructure, including the 890 acre Little Mulberry Park featuring miles of hiking trails, pavilions, and a lake.

The Homestead Creed

TS Eliot once asked, "What life have you, if you have not life together?" because, he suggests, "There is not life that is not in community."

Homestead at Hog Mountain is built for community, but community isn't something that you can go buy at the store. Like a garden, it has to be grown. And just like a garden, it needs the right conditions to flourish.

To begin with, community and gardens need good soil if they are going to produce good crops. The soil at Homestead at Hog Mountain is a commitment to five basic beliefs that serve as a guiding creed:

WE BELIEVE there is a lived wisdom in history. We respectfully learn from those that have gone before us and strive to improve upon their successes rather than ignore them.

WE BELIEVE the *terroir*, the set of special characteristics that geography, geology, and climate of a certain place displayed in agricultural goods, can also have a shaping effect on we humans.

WE BELIEVE we are called to generational work that is beautiful and lasting. Thinking beyond the next few minutes, hours, days, years and even our lifetimes.

WE BELIEVE we are stewards of our particular place and must therefore use the land wisely by maintaining and honoring its history.

WE BELIEVE human flourishing happens best in community. We strive to cultivate community through good places, good food, and good drink.

"WHAT LIFE HAVE YOU, IF YOU HAVE NOT LIFE TOGETHER? THERE IS NOT LIFE THAT IS NOT IN COMMUNITY."

-TS Eliot

Project Background

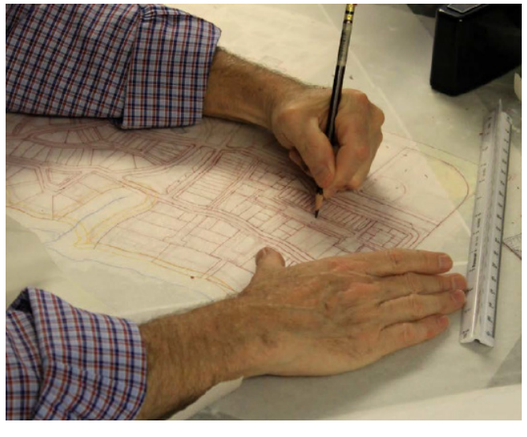










HOMESTEAD AT HOG MOUNTAIN

Homestead at Hog Mountain was designed through a process called a "charrette." It is a traditional method of community interaction and design that involves a dialogue between stakeholders in the area and urban planners, architects, engineers and other design and construction professionals.

Our charrette and resulting master plan was lead by Tom Low of Civic by Design. A veteran of over 200 TND charrettes, Tom and a team of a dozen professionals interacted with Gwinnett County officials, real estate professionals, neighbors, church members and school families about what the community wants and needs rather than the typical development approach considering only the "highest and best" economic use and financial return.

Illustrative Master Plan

The plan of Homestead at Hog Mountain is inspired by Traditional Neighborhoods and small towns across the Southeast. The architecture of Homestead at Hog Mountain is inspired by the Low Country houses of the southeastern states and the Classic and Farmhouse houses of the South. The informal street pattern, intimate scale, and casual green parks all add to the ambiance of this place we call Homestead at Hog Mountain.

HOMESTEAD AT HOG MOUNTAIN

Traditional neighborhoods have a a variety of thoroughfares, designed for more than just cars. Pedestrians are important to the fabric of a Traditional Neighborhood, and that is what differentiates them from a normal suburban development. Street widths, sidewalks, building setbacks and landscape treatments are critical to making a "place" for people to live and thrive.

Open parks and civic space are gifts back to the people and community, and create a higher quality of life.

Site Phasing

"PLACE IS MORE THAN LOCATION; IT IS A MEANINGFUL INTEGRATION OF ACTIVITY AND PERSONS WITHIN LOCATION. PLACE IS MORE AN 'EVENT' THAN A THING"

-Leonard Hjalmarson

Lot Types

TOWNHOME LOT

COTTAGE LOT

VISTA LOT

VILLAGE LOT

ESTATE LOT

PRESERVE LOT

Spice Lots

The three main Homestead at Hog Mountain styles should be considered the main ingredients of the development. The Spice Styles add some zest, like the peppers, the onions, the thyme, and other spices - adding dashes of flavor to the overall dish.

Too much of the one ingredient and the food is bland. If too much spice is used, the dish is ruined. No spice style should be used within 500 feet of another one of the same style, on the same thoroughfare. This is measured along the centerline of the main street on the shortest route between the two.

Pages 46-48 give examples of appropriate spice styles and the Resource Pages give some good direction on design resources for traditional neighborhood design guidelines that can be applied to any spice style. The design principles as outlined in this pattern book still apply to all styles - setbacks, zones, and porch principles.

"FRIENDSHIP IS THE GREATEST OF WORLDLY GOODS. CERTAINLY TO ME IT IS THE CHIEF HAPPINESS OF LIFE. IF I HAD TO GIVE A PIECE OF ADVICE TO A YOUNG MAN ABOUT A PLACE TO LIVE, I THINK I SHOULD SAY, 'SACRIFICE ALMOST EVERYTHING TO LIVE WHERE YOU CAN BE NEAR YOUR FRIENDS.'"

-C.S. Lewis

NEIGHBORHOOD CHARACTER

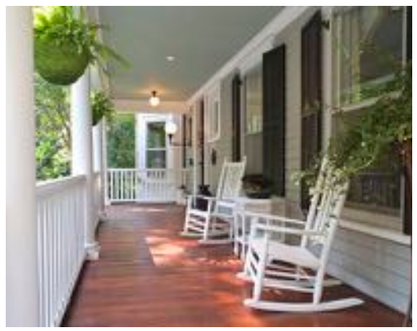
Creating A Usable Front Porch & Outdoor Room

A porch is more than just an attractive addition to the front of the house. Simply adding a porch doesn't make a house fit for a Traditional Neighborhood. The porch serves a very important purpose. Getting the porch right can make all the difference in the world.

Porches, on American homes prior to World War II, were often built on the front and the back of the house. The back porch was used as another sitting space. Mass production homes post war, started building much smaller porches, often too small for habitable uses or social uses. The small porches were more or less a decorative nod to the pre-war homes with "real" front porches.

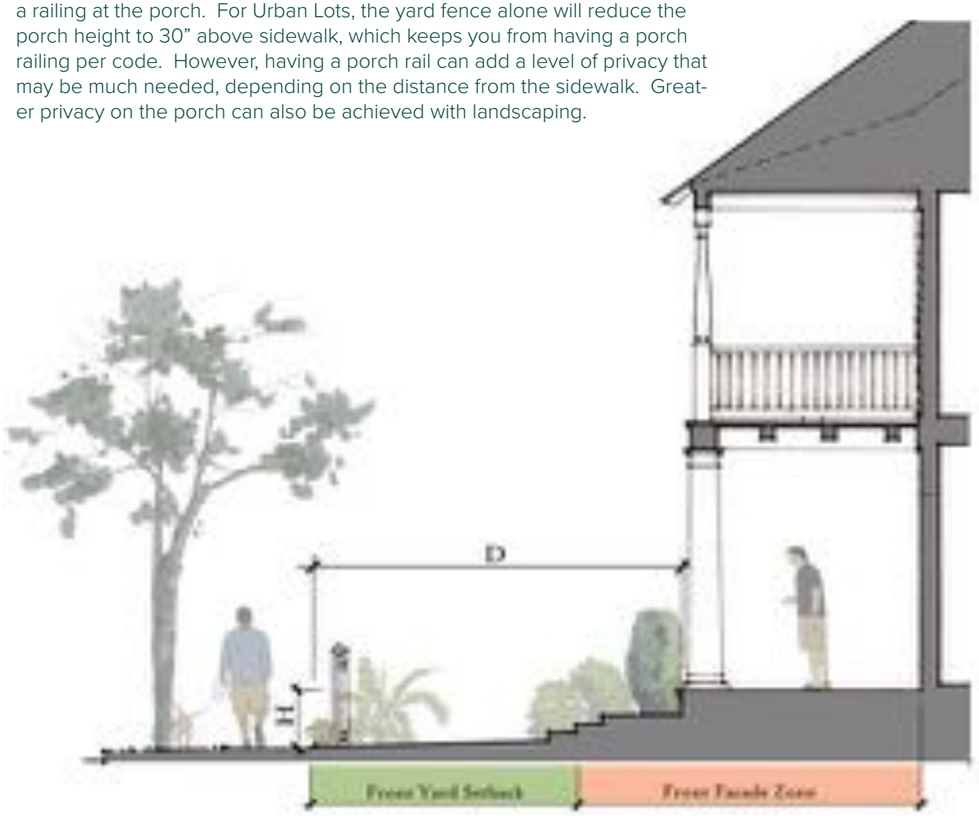
Strive to have usable front porches - porches that families can enjoy as an outdoor room and extension of the house. If done correctly, this can be a successful usable space. To do this, we view the front porch as both public and private - public enough to extend social behavior and interaction with neighbors, and private enough to feel comfortable to actually sit on the front porch and enjoy it. This is achieved with layers of boundaries - boundaries like elevated porches, yard fences, and porch railings. These elements provide the privacy we need psychologically to feel comfortable enough to actually use our front porches, accomodating chairs or benches, tables, plants, porch swings, rocking chairs, or ceiling fans.

The diagrams and table below show the relationship between the distance of the front porch to the sidewalk and the height of the porch above the sidewalk in order to create a usable and enjoyable front porch.



For one-story houses, take an approach between using front yard fences and porch railings in order to achieve the desired effect and porch height. Both help with privacy and usability. Refer to the fence location diagram in the residential section.

For two-story houses, resort first to adding a yard fence or hedge at the sidewalk in order to reduce the height of the porch and refrain from adding a railing at the porch. For Urban Lots, the yard fence alone will reduce the porch height to 30” above sidewalk, which keeps you from having a porch railing per code. However, having a porch rail can add a level of privacy that may be much needed, depending on the distance from the sidewalk. Greater privacy on the porch can also be achieved with landscaping.



Lot Type	Urban	<<<<<<<<<	----------	>>>>>>>>>	Rural
Depth "D"	4'-6'	6'-12'	12' - 23'	16' - 27'	26' - 43'	30' - 73'
Height "H"	48"	48" - 32"	32" - 22"	26" - 20"	20" Min	20" Min
"H" if added Porch Railing	40"	40" - 28"	26" - 20"	20" Min.	20" Min	20" Min
"H" if added Yard Fence or Hedge	30"	30" - 24"	24" - 20"	20" Min.	20" Min	20" Min

THE OUTDOOR ROOM

In our southern climate, the porch is a cooling device for the house, providing shade at the exterior wall and working in conjunction with windows that can be opened to improve house ventilation.

Strive to have usable front porches - porches that families can enjoy as an outdoor room and extension of the house. The porch is both public enough to extend social behavior and interaction with neighbors, and private enough to feel comfortable to actually sit on the front porch and enjoy it.

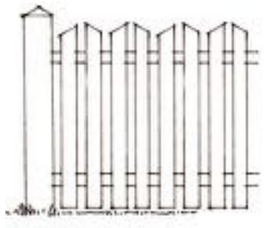
Front Yard Fences

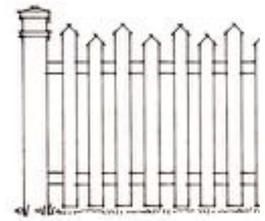
One of the secret ingredients in a TND that makes the transition between the public and private realm, is a traditional front yard fence. Many developments that try to be a TND often miss this ingredient. Another key TND ingredient, the front porch, cannot be as effective without a front fence. Think of the great places you love to visit where front porches are well used and loved. Most of the time, a front fence that gives a little separation from those passing by on a sidewalk, is exactly what's needed for one to feel comfortable sitting on that porch.

Articulation of property lines will help clearly distinguish between the private areas of the house lots and the common right-of-way areas, which include sidewalks, parks, streets and lanes. The edges of pedestrian zones shall be articulated in a consistent manner throughout the neighborhood, with partly transparent wood fences or hedge-like plantings.

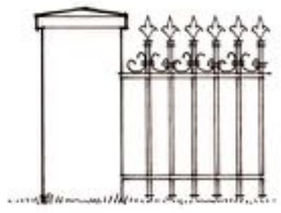
In general, fences should enclose areas of exterior space, distinguished private yard areas from common pedestrian areas, rather than simply property lines. Where required, front yard fences and hedges should be continuous around the perimeter of the front yard and should have a gate or opening at the front walk.

In many zones, the front yard fence or hedge and the porch railing should work together to create the private zone of the usable front porch.





Simple wood picket type fencing - most common



Decorative iron fencing, for urban areas or more refined houses only

FRONT YARD FENCING

Your front yard fence should compliment your house and the feel of your property. It can give a first impression that enhances walkable experience along the sidewalk.

In TND's, front yard fences create a transparent privacy that encourages interaction between the passer-by and the resident on the front porch.

Most fences should be more casual fencing such as wood, whether painted or left natural. More refined options include wrought iron fencing, giving a more distinguished look along the front of the house.

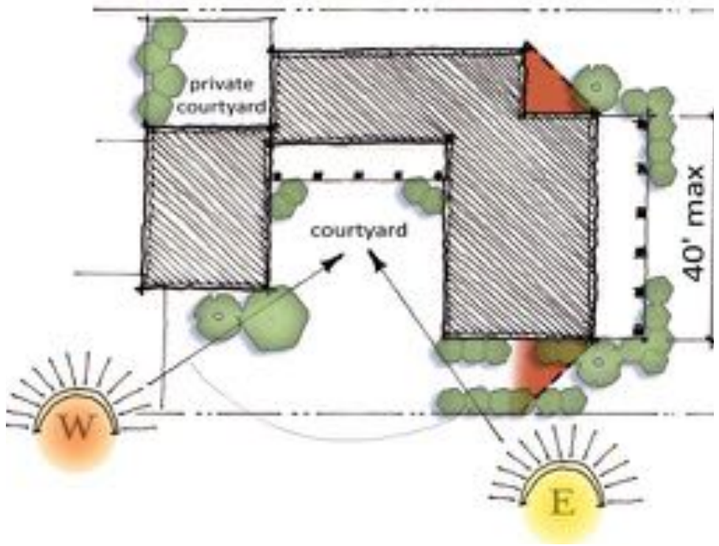
Creating Your Courtyard Home

The styles in this section are uniquely southern. To use this pattern book most effectively, first decide which style suits you and your family best. What's more southern than an outdoor living room, or great courtyard? A courtyard design will basically work with any of the styles you choose. We greatly encourage the design of courtyards, for comfort, but also value added to the house and your extended living space.

First, choose your style home. Some styles are going to be more on the simple side of construction - less detail, more simple shapes, and therefore, less costly construction. Other house styles are going to be middle of the road or lend themselves to the additional second level and porches, which increases cost a little, but gives a distinctive look. Finally, there are a few styles where the designs are more refined, with more detail and trimwork, and therefore tend to be more costly than others.

You can dial the architecture up or down or dial the detail up or down, and by doing so, dial your cost up or down to suit your budget and your dream home look. We encourage you to do this to stay in budget as long as the detailing works with the style you've chosen.

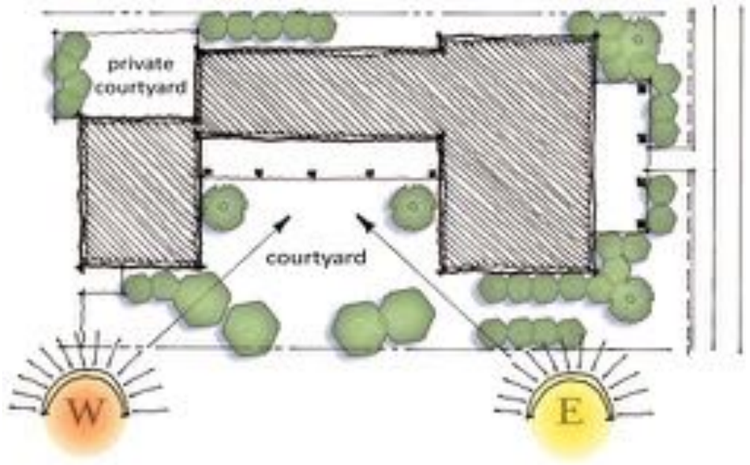
Arrange the house on site to take advantage of eastern and southern sun, and protect against western sun. Porches and courtyards work great together and should face south to give shade and provide sunshine that people can enjoy. Think of the courtyard as an outdoor room that you actually use. Porches and coutryards don't necessarily need to face due south, they just need to take advantage of sun in the morning



and mid-day, and protect from the heat in late afternoon and early evening. On any given block, courtyards need to face the same direction, and neighborly windows that face courtyards need to guard against viewing straight into the neighbors courtyard.

To add to the street appeal, windows should appear on the side walls of the house within the first eight feet from the corner. The Main Body of the house should be no greater than 40' wide for houses up to 4,800 square feet and no greater than 48' for houses above 4,800 square feet - not including wrap-around porches.

Narrow side and rear wings allow for more windows and better light through the house. The maximum width and placement of wings is determined by a 45 degree line from the front corners of the Main Body of the house to a distance of 20 feet. Beyond 20 feet, the house may get as wide as it likes.



THE COURTYARD

The courtyards of a home design with a Main Body and thin wings has influences from Spanish, French, and West Indies traditions but actually has it's beginning roots in places like Charleston, Savannah, and New Orleans architecture when cities began rebuilding after the great fire.

Particularly in more urban or dense developments, interior courtyards can play a vital part of any good house design - providing privacy in an outdoor living space as well as helping deal with the humid climate of the South.

RESIDENTIAL LOTS

Townhome Lots

ZONES WITHIN THE SITE

PLACING THE HOUSE ON THE SITE

REAR LANE SETBACK: 20 feet.

SIDE STREET SETBACKS: Minimum 5 feet. No part of the structure can be closer than 5 feet to sidewalk and the space between the structure and the sidewalk must be landscaped. If a courtyard faces the side street, that courtyard must be screened with a wall of brick or same material as the house. A screen wall, maximum height 6 feet, must run to the R.O.W. line. The yard between the Side Street Setback and sidewalk must be landscaped.

FRONT SETBACK: 10 feet. No part of the house wall can be closer than 10 feet to the Sidewalk.

FRONT FACADE ZONE: 10 feet deep. The main body of the house, and/or front porches or stoops may be placed anywhere within the Front Facade Zone.

GARAGES shall be placed within the Parking Zone. For corner lots, garages shall be placed at the Rear Lane Setback or the wall, or privacy wall, must extend to the RL Setback. For mid-block lots, garages shall be placed either at the Rear Lane Setback or minimum 18 feet from the Rear Lane pavement. Single, or double garage doors are allowed (max 18').

ENCROACHMENTS: none.

PRIVATE ZONE FENCEs or continuous hedge must be placed between drives at the Rear Lane ROW and may be 100% opaque and 4 feet tall maximum. An 4 ft tall enclosure must be designed around garbage or utility niche'.

REAR DRIVEWAYS /curb cuts can be a maximum of 18' wide with the remainder being a planter.

FRONT WALKS shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house.

FRONT HEDGES are required and shall be a maximum height of 3 feet 6 inches. Hedges should be continuous around the perimeter of the Front Yard, set just behind the sidewalk, and should have an opening at the front walk. Coordinate front hedge with iron fencing. A front planting area is required the full width of the unit between the sidewalk and the front of stoop or porch.

LOT TYPE DIAGRAMS

TOWNHOME LOTS

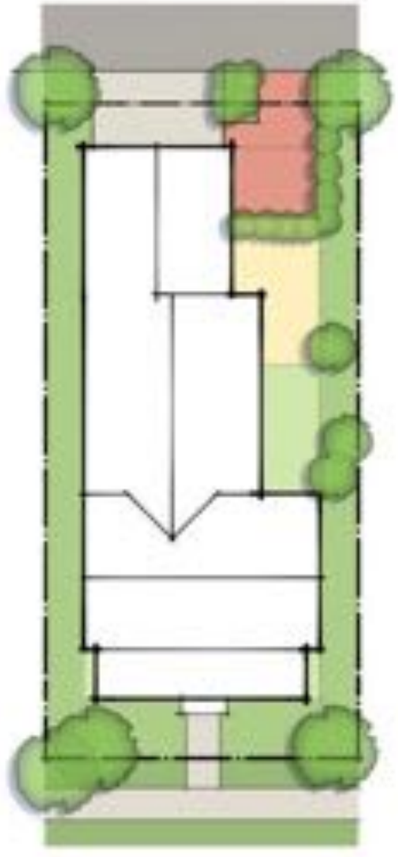
Townhome Lots vary in size and shape, but are generally 35 feet wide and 90-100 feet deep. The location and dimensions of the zones indicated in the diagrams on this page are typical for these lots.

Porches are located in the Front Facade Zone with the door-wall of the main body also being located on the Front Facade Zone line or within it.

Special consideration must be given to the shallow front yard.

Cottage Lot on Greenway

ZONES WITHIN THE SITE



PLACING THE HOUSE ON THE SITE

REAR SETBACK: 20 feet.

SIDE YARD SETBACK: 5 feet.

FRONT SETBACK: 10 feet.

GARAGES shall be placed within the Parking Zone. If garage is attached, it is allowed to encroach up to 10 feet with an administrative variance. If the garage is detached, the face of the garage can be placed 5 feet from the rear property line. Only single garage doors are allowed. If a third bay is needed, the drive to the third bay must be separated by a minimum two foot landscape strip and an alternate paving must be used, like gravel or pavers.

PRIVATE ZONE FENCES may be located between houses at the back of the Front Facade Zone (or behind the first side window) and also in the wall area of the garage with a max height of 6'.

REAR DRIVEWAYS (curbcuts) shall be a max of 22 feet in width.

FRONT WALKS, if used, shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house.

LANDSCAPE AREAS are required along the rear lane. Hedges should be continuous around the perimeter of the alternate parking area. Landscaped areas are required along front of porch area.

MINIMUM SQUARE FOOTAGE: 1,800 Heated SF

LOT TYPE DIAGRAMS

COTTAGE LOTS

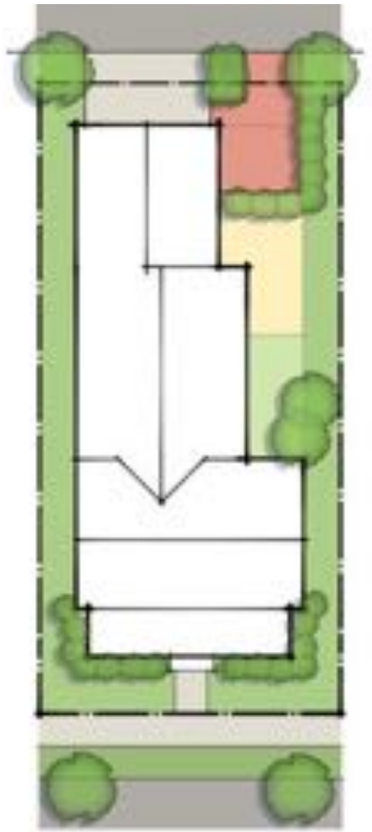
Cottage Lots vary in size and shape, but are generally 50'-60' wide and 100'-120' deep. The location and dimensions of the zones indicated in the diagrams on this page are typical for Cottage lots.

Porches are to be located on the front facade and a minimum of 8 feet deep.

Identical houses utilizing both same plan and exterior may not be repeated on the same street.

Cottage Lots on Street

ZONES WITHIN THE SITE



PLACING THE HOUSE ON THE

REAR SETBACK: 20 feet.

SIDE YARD SETBACK: 5 feet.

FRONT SETBACK: 10 feet.

GARAGES shall be placed within the Parking Zone. If garage is attached, it is allowed to encroach up to 10 feet with an administrative variance. If the garage is detached, the face of the garage can be placed 5 feet from the rear property line. Only single garage doors are allowed. If a third bay is needed, the drive to the third bay must be separated by a minimum two foot landscape strip and an alternate paving must be used, like gravel or pavers.

PRIVATE ZONE FENCES may be located between houses at the back of the Front Facade Zone (or behind the first side window) and also in the wall area of the garage with a max height of 6'.

REAR DRIVEWAYS (curbcuts) shall be a max of 22 feet in width.

FRONT WALKS, if used, shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house.

LANDSCAPE AREAS are required along the rear lane. Hedges should be continuous around the perimeter of the alternate parking area. Landscaped areas are required along front of porch area.

LOT SIZE: 5,000 SF minimum to 7,499 SF maximum.

MINIMUM LIVING SQUARE FOOTAGE: 1,800 Heated SF

LOT TYPE DIAGRAMS

COTTAGE LOTS

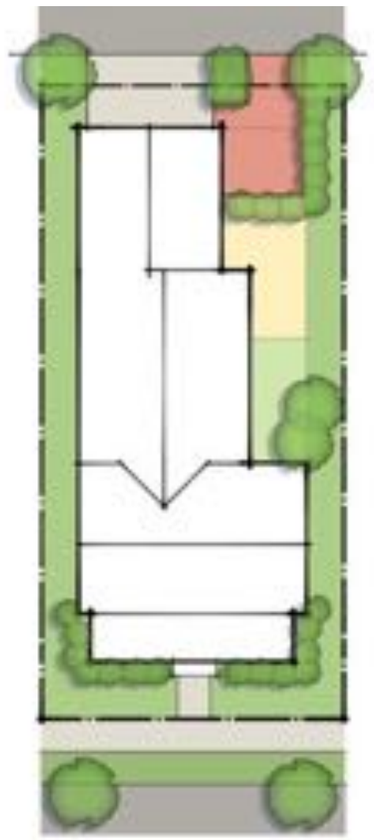
Cottage Lots vary in size and shape, but are generally 50'-60' wide and 100' deep. The location and dimensions of the zones indicated in the diagrams on this page are typical for Cottage lots.

Porches are to be located on the front facade and a minimum of 8 feet deep.

Identical houses utilizing both same plan and exterior may not be repeated on the same street.

Vista Lots

ZONES WITHIN THE SITE



PLACING THE HOUSE ON THE

REAR SETBACK: 20 feet.

SIDE YARD SETBACK: 5 feet.

FRONT SETBACK: 10 feet.

GARAGES shall be placed within the Parking Zone. If garage is attached, it is allowed to encroach up to 10 feet with an administrative variance. If the garage is detached, the face of the garage can be placed 5 feet from the rear property line. Only single garage doors are allowed. If a third bay is needed, the drive to the third bay must be separated by a minimum two foot landscape strip and an alternate paving must be used, like gravel or pavers.

PRIVATE ZONE FENCES may be located between houses at the back of the Front Facade Zone (or behind the first side window) and also in the wall area of the garage with a max height of 6'.

REAR DRIVEWAYS (curbcuts) shall be a max of 22 feet in width.

FRONT WALKS, if used, shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house.

LANDSCAPE AREAS are required along the rear lane. Hedges should be continuous around the perimeter of the alternate parking area. Landscaped areas are required along front of porch area.

LOT SIZE: 7,500 SF minimum to 9,499 maximum.

MINIMUM LIVING SQUARE FOOTAGE: 2,200 Heated SF

LOT TYPE DIAGRAMS

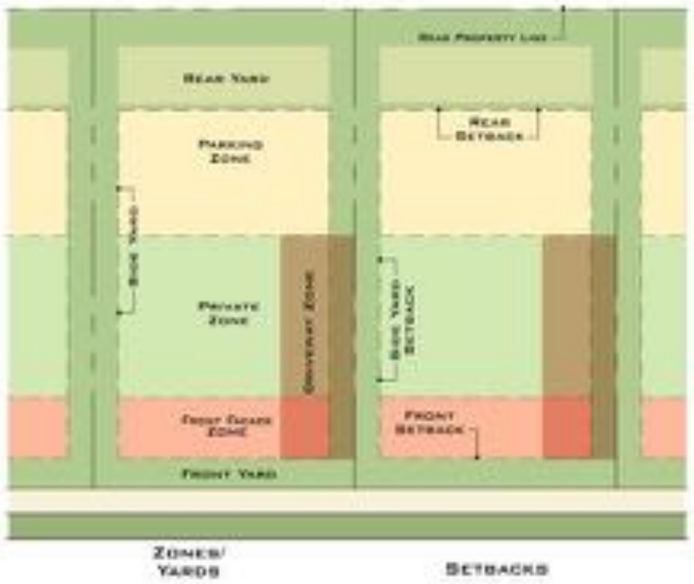
VISTA LOTS

Vista Lots vary in size and shape, but are generally 60'-70' wide and 100'-110' deep. The location and dimensions of the zones indicated in the diagrams on this page are typical for Vista lots.

Porches are to be located on the front facade and a minimum of 8 feet deep.

Identical houses utilizing both same plan and exterior may not be repeated on the same street.

Village Lots - Front Drive



ZONES WITHIN THE SITE

PLACING THE HOUSE ON THE SITE

REAR SETBACK: 20 feet.

SIDE YARD SETBACK: 5 feet.

FRONT SETBACK: 10 feet.

GARAGES shall be placed within the Parking Zone. If garage is attached, it is allowed to encroach up to 10 feet with an administrative variance. If the garage is detached, the face of the garage can be placed 5 feet from the rear property line. Only single garage doors are allowed. If a third bay is needed, the drive to the third bay must be separated by a minimum two foot landscape strip and an alternate paving must be used, like gravel or pavers.

GARAGE ORIENTATION: Preferred to be turn-in, side-entry. If garage doors face street, they must be covered by a trellis structure for screening doors.

PRIVATE ZONE FENCES may be located between houses at the back of the Front Facade Zone (or behind the first side window) and also in the wall area of the garage with a max height of 6'.

REAR DRIVEWAYS (curbcuts) shall be a max of 22 feet in width.

FRONT WALKS, if used, shall be a minimum of 3 feet 6 inches wide and be perpendicular to the Main Body of the house.

LANDSCAPE AREAS are required along the rear lane. Hedges should be continuous around the perimeter of the alternate parking area. Landscaped areas are required along front of porch area.

FRONT DRIVEWAYS shall be a maximum of 10 feet wide in the Front Yard, through 10 feet beyond the Front Facade Zone. The use of pavers from the sidewalk to the parking zone is encouraged. The use of paving strips is also encouraged. The driveway pavement can be no closer than one foot to the property line to leave room for planter strip on the property line.

DRIVEWAY ZONE: Maximum 16 feet. The house wall must be placed no farther than 18 feet from the driveway side property line and must extend a minimum of 15 feet beyond the Front Facade Zone.

LOT SIZE: 9,500 SF minimum.

MINIMUM LIVING SQUARE FOOTAGE: 2,400 Heated SF

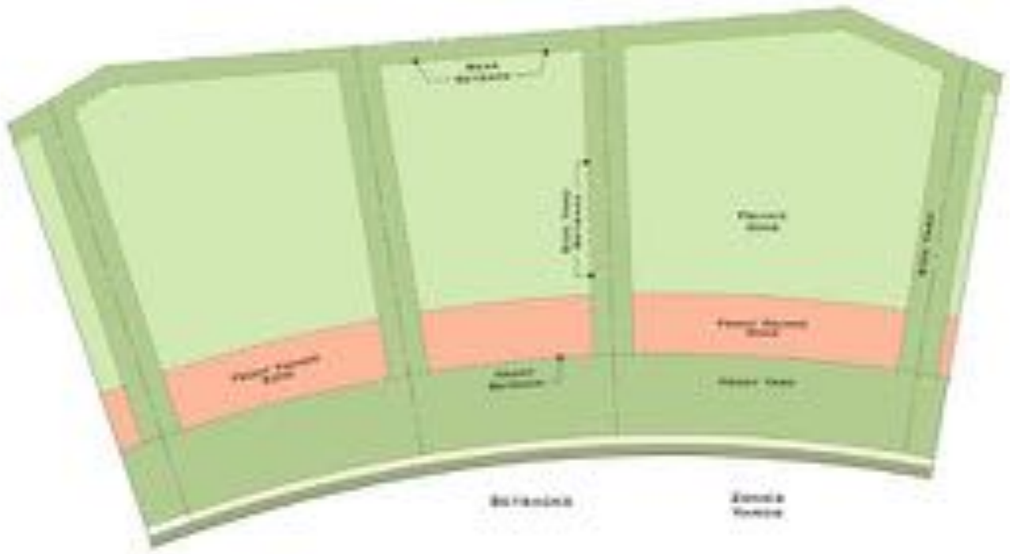
LOT TYPE DIAGRAMS

VILLAGE LOTS

Village lots vary in size and shape, but are generally 70'-90' wide and 130'-150' deep. The location and dimensions of the zones indicated in the diagrams on this page are typical for Village lots.

Porches are to be located on the front façade and a minimum of 8 feet deep. Identical houses utilizing both the same plan and exterior may not be repeated on the same street.

Estate and Preserve Lots



ZONES WITHIN THE SITE

ZONES WITHIN THE SITE

PLACING THE HOUSE ON THE SITE

REAR SETBACK: Minimum of 20 feet.

SIDE YARD SETBACK: Adjacent Lots: Minimum 10 feet.

FRONT SETBACK: 20 feet.

FRONT FACADE ZONE: 30 feet deep.

MAIN BODY: The main body of the house, and front porches, of the front facade shall be no wider than 40' for houses with living square footage up to 4,800 SF, and no wider than 50' for houses with living square footage greater than 4,800 SF. The main body of the house and front porch shall be placed anywhere within the Front Facade Zone and sited to preserve as many mature trees as possible.

GARAGES may be either attached buildings or 1 1/2 to 2 story masses attached with one-story connection to the Main house. Garage doors may not face the street. Carriage houses, garages with living areas above, may be placed in the Front Facade Zone. Porte cocheres designed to be integral with the front porch may be placed in the Front Facade Zone. Only single garage doors are allowed.

SIDE WINGS within the Front Facade Zone shall be no more than one and one-half stories and positioned by a 45 degree line from the front corners of the main body (not porch) to the rear of the Front Facade Zone.

PRIVATE ZONE FENCES shall be a maximum of 6 feet high. They may extend to and be placed on property lines between lots, but shall be held behind the first windows on side of house.

FRONT DRIVEWAYS shall be a maximum of 10 feet wide in the Front Yard and Front Facade Zone. The use of paving strips is encouraged.

FRONT WALKS shall be a minimum of 4 feet wide and be perpendicular to the Main Body of the house.

FRONT YARD FENCES AND HEDGES are not required, except if Carriage Houses or motor courts are used. They shall be a maximum of 3 feet. Maximum opacity for fences or low walls within this 3 foot high plane is 100% and should be integral with the design.

LOT TYPE DIAGRAMS

ESTATE AND PRESERVE LOTS

Estate and Preserve Lots vary in size and shape, but are generally 100+ feet wide and 175-250 feet deep. The location and dimensions of the zones indicated in the diagrams on this page are typical for Homestead's Estate and Preserve Lots.

Porches are located in the Front Facade Zone with the door-wall of the main body also being located on the Front Facade Zone line or within it. Rear porches are located in the View Facade Zone - see requirements.

Identical houses utilizing both same plan and exterior may not be repeated on the same street.

The Low Country Style

The "Low Country" was originally defined as the area along the South Carolina coast below the Fall Line or Sandhills, but it's the culture, architecture, and the cuisine that really speak to people. The slower southern pace of life in this area of the country makes it a favorite place to live, with palmetto trees, big front porches, rocking chairs, and a nice cold pitcher of sweet tea.

A distinctive element of the Low Country is the architecture styling of its houses, which developed in the late 1700's and early 1800's for the subtropical climate of the southeast. Roots of the Low Country Style can be found in the "Tidewater" Style. Wide shady verandas with ceiling fans and deep overhangs accented by columns keep the sitting areas on porches cool. Raised porches are on piers or pilings to keep the first floor raised, often over swampy ground and hurricane flooding. Raised porches also have the benefit of creating outdoor sitting areas that feel more private from the nearby walkway.

Architectural styling tends to be void of excessive trimwork or detailing - from the eaves to porch elements to windows and doors. Porch columns are simple timbers with chamfered corners, or simple but elegant box columns. Window framing is made with simple 1x material, and shutters are usually plank type or board and batten - made from material readily available and inexpensive. Whether simple or more refined, the styling has an air of elegance about it.

The Low Country vernacular is slightly more refined but very similar to the Creole style of southern Mississippi and Louisiana since climates are very similar and tend to dictate the needs of the architecture. Features of the homes were built with practical living in mind, like sitting outside in the heat, and cooling the house with large windows. Many similarities exist between the two in both architecture and landscaping. Creole tends to run from Lousiana eastward, and Low Country tends to run from South Carolina south and westward with a mix of the two in the Alabama/Georgia region.

KEY ELEMENTS OF STYLE

1. Large, raised verandas or front porches, frequently in a wrap-around fashion.

2. Simple massing of the main body with smaller appendages to side or rear.

3. Steep pitched roofs with side gables or broad hipped roofs over porches. Moderately deep overhangs.

4. Full height or tall, vertically proportioned double hung windows with tall shutters.

5. Tall front doors with transom windows above.

6. Large spacious rooms with tall ceilings and open plan.

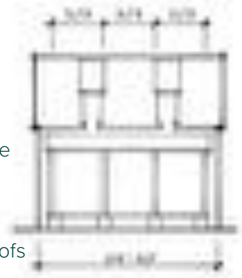
Low Country Massing

Designed for the wet, hot climates of the Southeast coastline, a Low Country house is best known for having at least one expansive porch, protecting the house against the sun with a broad hip roof. In this way, they are designed similarly to French Colonial homes of the Gulf Coast. Our Low Country Vernacular home focuses on the more simple, more vernacular aspects of design while keeping some of the signature elements.

The vernacular house typically has gable ends with a broad roof over an expanded porch below. The porches span across the front and often around at least one side of the house. In more rural settings, along a coastline, the roof is typically a hip roof, but in more urban areas, like a neighborhood, the rooflines tend to be gable-ended. Likewise, on more coastline historic examples, we find the usual gable front dormer, whereas more recent and modern and urban examples of dormers are the simple shed roof type. The hipped roof had a pitch break which also helped control rain water runoff, where we typically see an actual roof break on gabled examples.

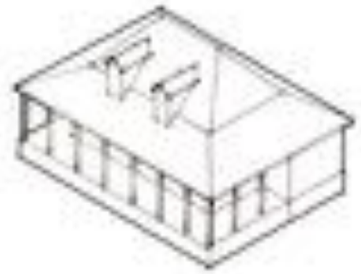
PHOTOGRAPH BY JUPITERIMAGES

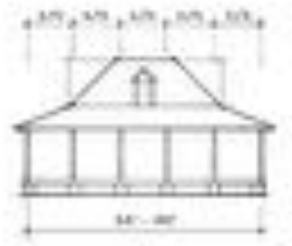
NOTE:
Main body roof pitches are more steep, between 8:12 and 12:12. Porch roofs or shed dormer roofs are lower pitch, between 2:12 and 5:12.



More Urban conditions tend to have gable ended roof with separated lower pitched roofs over the porches below. It is common and appropriate for a corner house to have a wrap around porch.

Shed dormers typically occur on 1 1/2 story houses with living space on the upper level.





NOTE:
More Rural conditions tend to have broad hipped roofs covering house and porch. Houses with more of a view to greens or water typically had double porches that wrapped around the house.

Gable front dormers typically occur when only attic space is above the main level of the house.

LOW COUNTRY VERNACULAR

LOW COUNTRY REFINED

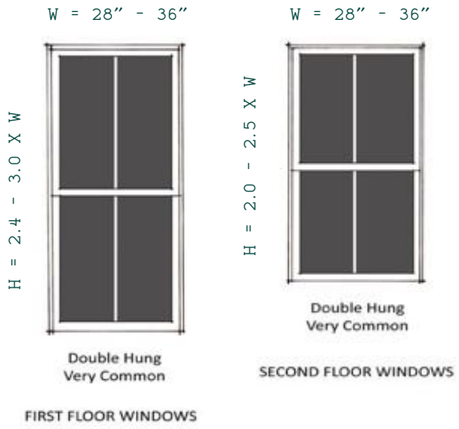
LOW COUNTRY

The Low Country was originally the region of the east coast of South Carolina below the Fall Line and Sandhills. The Low Country influence can be found in areas like Hilton Head island, Bluffton, Beaufort, and even around Savannah, but the charm of large canopy trees, big porches, large windows, and rocking chairs appeals to nearly everyone.

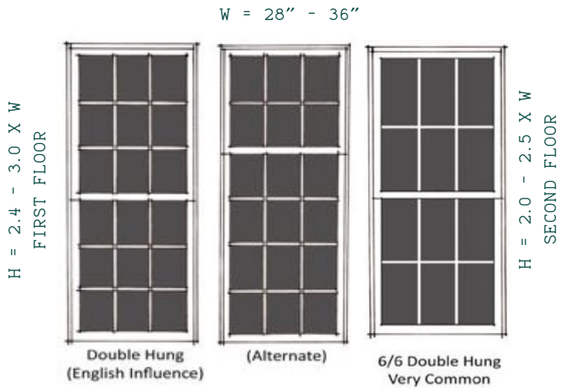
The eastern coast was settled by Europeans of English decent but also heavily influenced by subtropical climate, humidity, and heat.

This climate creates the need for deep porches and verandas covered by broad roofs. The porches often surround the entire house, but in modern construction we mainly see a full front porch and/or a wrap around porch to one side.

Low Country Windows & Doors



Windows should be a tall, vertical proportion with large clear lites. First floor windows at the porch should be tallest and largest windows. Second floor windows can have a less tall proportion.



WINDOW TYPES - MORE REFINED

Windows are to be placed on side walls within the first eight feet from the corner of the Main Body.

Window trim is typically simple, and only slightly more decorative the more refined.

WINDOW EXAMPLES

LOW COUNTRY ELEMENTS

Wall Materials: Smooth finish wood or fiber cement lap siding with 5" exposure, brick base, light-colored sand-finish stucco.

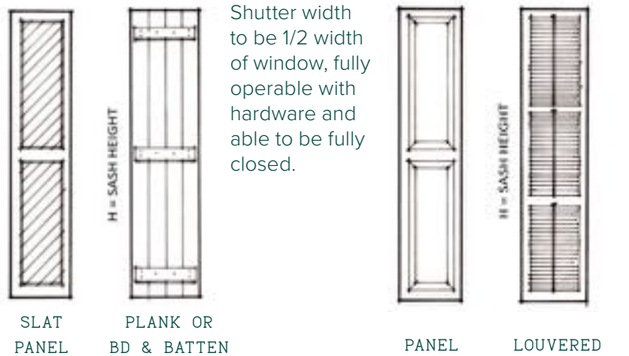
Doors: 3/4 glass or solid front doors with transom. Transom height ranges from 12" -20". If using muntins, keep lites in square or vertical proportion.

Windows: typically very tall openings of double hung with simple muntin patterns.

Shutters: Shutters range from simple board & batten to elegant louver.

Roof: asphalt shingle or standing seam or 5-V metal roof

WINDOW TYPES - MORE VERNACULAR



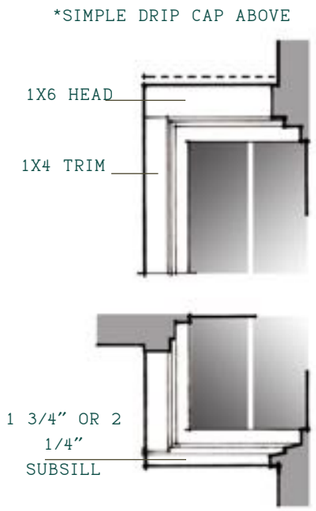
Shutter width to be 1/2 width of window, fully operable with hardware and able to be fully closed.

SHUTTER TYPES

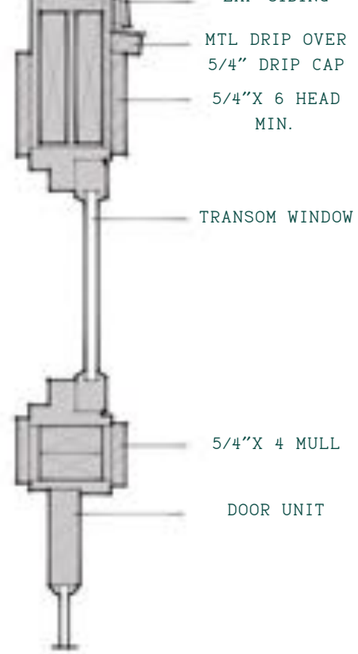
Ganged windows or doors should have a minimum of a 4" mull, typically using 2 studs for framing and facing with 5/4"x4.

All casings should be 5/4" when adjacent to siding material.

LOW COUNTRY VERNACULAR DOOR TYPES



TYP. WINDOW TRIM DTL.



TYP. TRANSOM DETAIL

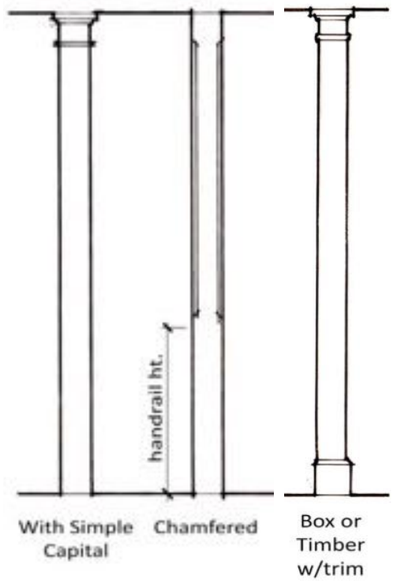
Low Country Elements

Low Country columns are simple, quite often timber columns with a chamfer size ranging from 1/2” to 1 1/4” inches. If a railing is attached to the column, the chamfer always starts above the railing. The top of the chamfer usually stops within 4 - 8” of the top of the column, equal to the size of the column.

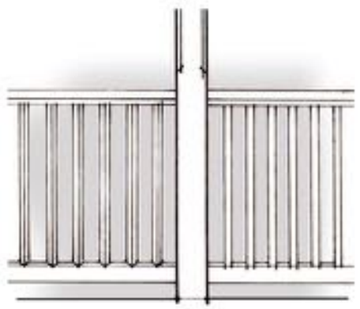
Timber columns range in size from 4” to 8” max. Box columns range in size from 6” to 10” max, unless unique or special design.

Low Country elements are simple, yet elegant in nature with minimal trim work.

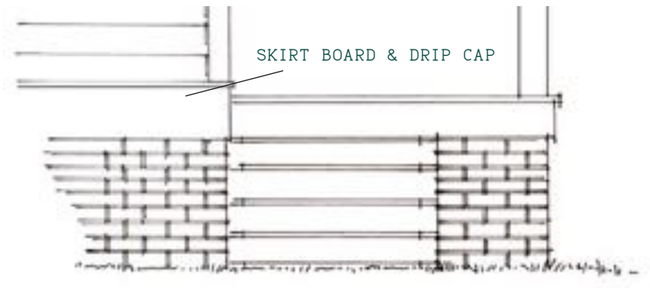
Minimum depth of front porch is between 8 and 10 feet to create an outdoor room. Porches are typically symmetrical and run the length of the facade, but can extend beyond the main body of the house and wrap the side.



COLUMN TYPES

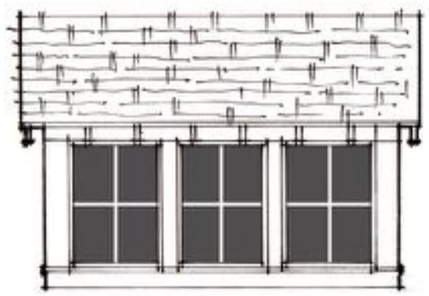


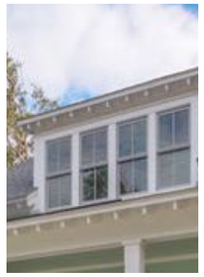
ROTATED OR STRAIGHT SQUARE BALLUSTER - VERY COMMON



HORIZONTAL PLANK

TYP. RAILING AND PORCH DETAILS



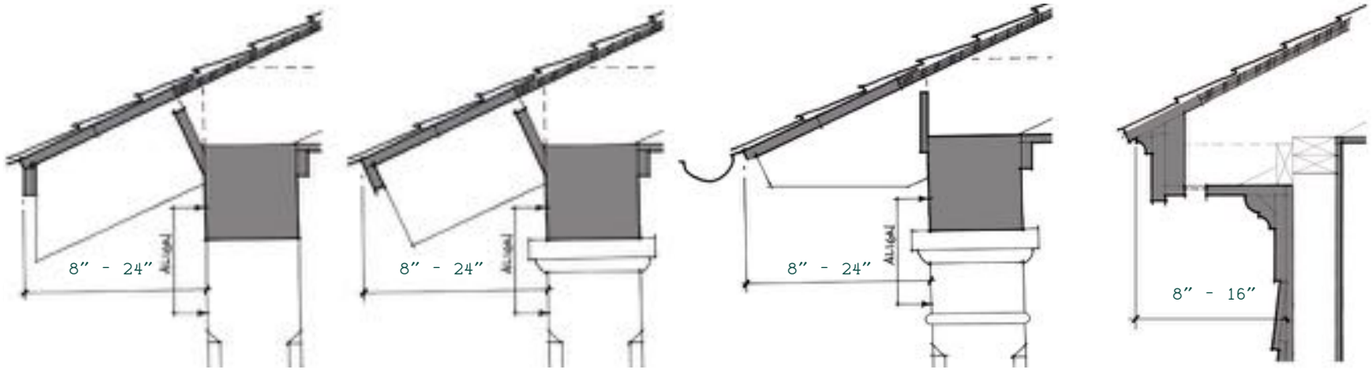


LOW COUNTRY DORMER / WINDOW TYPES

Low Country vernacular dormers are most commonly shed roof type only when the upper floor has habitable rooms. Shed dormers most commonly have any number of windows, from a single, up to quadruple ganged window, separated by 4” mulls. Shed dormers usually have between a 2:12 and 4:12 pitch, but can be greater for more dramatic effect.

More refined (or rural and coastline) Low Country designs tend to have double gallery porches with broad hipped roofs and utilize gable-front pitched dormers with single windows that typically only illuminate attic spaces.

The main body roof pitch is most commonly 9/12-10/12, but can range from 8/12 to 12/12, with secondary roofs being as low pitched as 6/12. Typical porch roof slope, or common pitch break, varies from 2/12 to 4/12.



LOW COUNTRY EAVE CONDITIONS

LOW COUNTRY ELEMENTS

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Shutters: Shutters range from simple board & batten to elegant louver.

Roof: asphalt shingle or standing seam or 5-V metal roof

Low Country Variations & Inspirations

THOMPSON PLACEMAKING

MOSER DESIGN GROUP

MOSER DESIGN GROUP

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LOW COUNTRY

Designed for the wet, hot climates of the Southeast coastline, the Low Country house is best known for having at least one expansive porch, protecting the house against the sun with a broad hip roof. in this way they are designed similarly to the French Colonial homes of the Gulf Coast.

Porches span across the front and often around at least one side of the house. Along the coastline, the roof is typically hipped with gable-front dormers, but in more urban areas, roofs tend to be more gable ended and dormers tend to be shed roof.

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HHM

The Homestead Farmhouse Style

KEY ELEMENTS OF STYLE

1. One-story porch, either across front or wrapping around the side.

2. Simple broad roof form with side gables.

3. Gable front element often accompanied by porch to the side.

4. The use of side wings and porches are added to make more complex shapes.

5. Most frequently timber or box type columns. Rarely turned columns.

6. Multi-pane windows that are most commonly 2 over 1, or 2 over 2. Other options are also seen on more refined types.

The Homestead Farmhouse style has it's roots in the National Folk style that was prevelant across the country between 1850- 1930. National Folk style is also very similar to Victorian styles where much of the massing we see is identical to Queen Anne and Folk Victorian homes of the late 19th century. Where National Folk style is simplified and fairly void of ornament, both Queen Anne and Folk Victorian fit more appropriately in the ornament catagory. Another way to say this would be, National Folk would be considered more "vernacular", and perhaps Queen Anne and Folk Victorian would be considered more "refined". Nonetheless, our Southern Farmhouse style is rooted in these forms.

Farmhouses, of course, were fairly common on a farm, where one could sit on the wide porch and view the land. In the south, it's quite common to see farmland with acres and acres of crops and no trees, then find a cluster of mature trees around a house near the front of the property or the middle of the property - an oasis of shade. Having a wide shaded porch, fully stocked with rocking chairs and a pitcher of ice tea was a welcome respite from the heat and open sun. These large porches across the front, or even wrap-around porches became an essential element of comfort in the midst of hard times, a truly southern comfort.

Farmhouse serves to describe more the shape of the house with the porch than the ornament of the house or elements on the porch. Farmhouses in the North and West tend to be more void or ornament, and Farmhouses in the Southeast tend to have more wrap-around porches and also ornament added to them. Ornament can also be an element of traditional vs. modernism, where more traditional types have more ornament, and more modern types tend to focus more on simplicity and lack of ornament. Elements like column brackets, spindlework, gable brackets, barge board brackets, and even shutters all have varying degrees of appropriate ornament that can be used to create the perfect farmhouse for each.

Farmhouse Massing

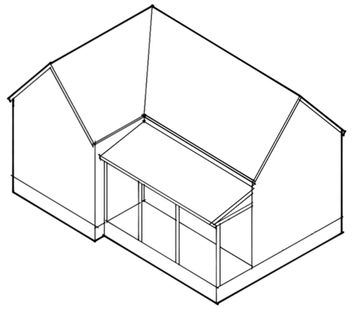
The Homestead Farmhouse starts with a simple box form with additive features of porches and side wings. The porches are most commonly one-story, but the main body of the house can be either one or two-story.

More vernacular versions of the broad front mass have very simple detailing of the side gables. Front facing gables or the gable form are descendants of the Greek Revival Style so popular from 1830-1850. One-story homes with porches were more common in the Southeast during this time, but with construction techniques changing very rapidly, the two-story home gained popularity. One-story, more narrow shotgun forms were more frequent in the Southern states as well. Hence, the popularity of the front gable form.

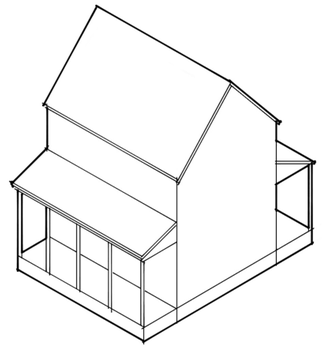
Roof pitches tend to me more steep, ranging between 7/12 and 12/12 for the main body of the house and much shallower pitches for the porches, usually between 2/12 and 5/12. Side gables should match the pitch of the main roof. Hipped or gable roofs are suitable for the main body roof, but less frequent.

Porches are essential to the style, whether a full length front porch, or porch adjacent to the front gable form (most common). One-story side wings are less commonly paired with two story front gables - typically the house is either a one-story or a two-story and not often mixed, and it's quite common to see front porches wrapping the corners of the main body to engage the side wings.

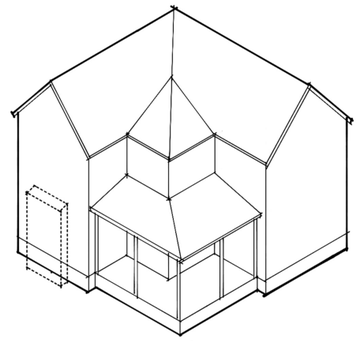
Larger living areas can take advantage of side wings. Gabled dormers are more common if present. The architectural character of the attached parts should match that of the main body. The main floor is typically 34"-40" above grade around the house. The first floor ceiling height is typically 10 - 12 feet, and the second floor ceiling height is commonly 9 feet, although many modern houses use 10 feet for both.



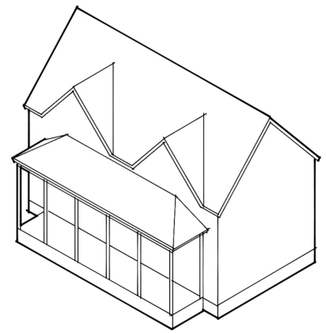
ONE-STORY GABLE FRONT & WING
MOST COMMON



BROAD ROOF W/FULL PORCH
4 OR 5 BAY
MAIN BODY 30’-40’ WIDE MAX.



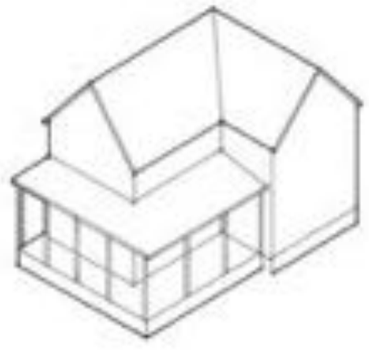
GABLE FRONT & WING
32’ - 40’ WIDE



BROAD ROOF W/DOUBLE GABLE FRONT

GABLE FRONT 3 BAY VERY COMMON
TYPICALLY 3 BAY

GABLE FRONT W/WRAP-AROUND PORCH



GABLE FRONT & WING
28’ - 40’ WIDE

BROAD ROOF W/GABLE FRONT
TYPICALLY 3 BAY
28’ - 34’ WIDE

HOMESTEAD FARMHOUSE

The Homestead Farmhouse is a beloved style for it's feeling of comfort and Southern Charm.

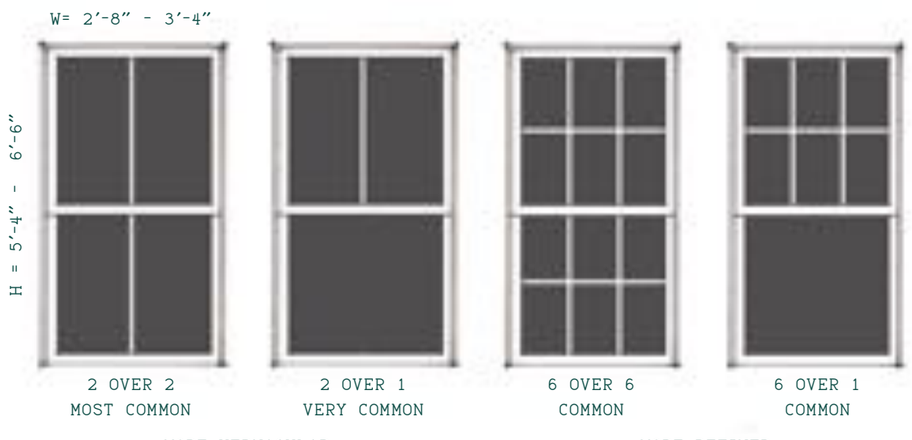
The first floor expansive porches add great character and charm.

"Farmhouse" serves to describe more the shape of the house with the porch than the ornament of the house or elements on the porch. Farmhouses in the North and West tend to be more void of ornament, and Farmhouses in the Southeast tend to have more wrap-around porches and also ornament added to them.

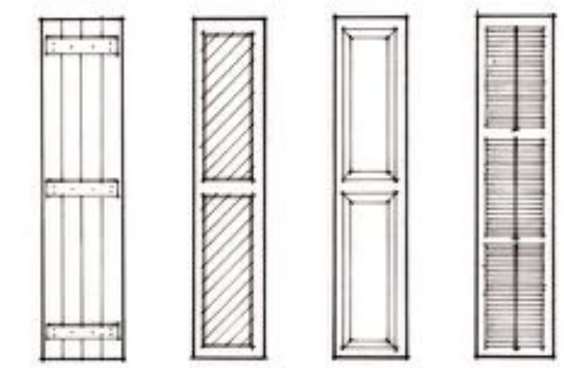
Farmhouse Windows & Doors

In general, Farmhouse windows are large openings of glass with a very vertical proportion, often seeming like openings you could walk through. The large and tall openings were for cooling the house and letting the breezes come into the house and the trapped heat in the house to get out. The muntin patterns relate to the refinement of the house - the fewer number of muntins, the more vernacular, the greater number of muntins, the more refined.

FIRST FLOOR WINDOWS



SECOND FLOOR WINDOWS



FARMHOUSE SHUTTER TYPES

FARMHOUSE DOOR TYPES

NOTE:
Farmhouse window and door casement trims vary from the simple to the ornate - the vernacular to the refined - in keeping with the character of the columns, rafter tails, window muntins, and cornice treatment. Vernacular examples tend to use simple 1x material with a drip cap above the head. More refined examples quite often have decorative moulding like a cove or roman ogee crown mould above the head.

FARMHOUSE WINDOWS & DOORS

Windows: typically large vertical openings of double hung units. May be single, paired, or even tripled. Surrounds can have some decorative element.

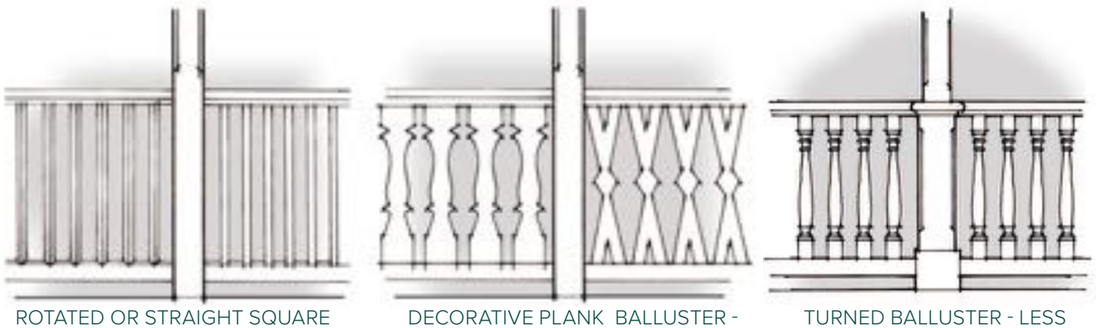
Doors: Wood doors with panels, usually solid with sidelites, but also may include large glass panes. Entry doors can be single or paired. Door surrounds usually match the refinement of other elements on the porch.

Shutters: range from board & batten to louvered, based on the refinement of the house.

Farmhouse Elements

FARMHOUSE COLUMN TYPES

Columns are most often full height but occassionally on a raised base. Columns are more commonly square timbers and chamfered, and only more classic round or turned on more refined examples.Brackets, single or paired, often sit atop columns. Farmhouses have a wide variety of ornament, based on whimsy or local tradition.



ROTATED OR STRAIGHT SQUARE

DECORATIVE PLANK BALLUSTER - LESS COMMON

TURNED BALLUSTER - LESS COMMON

Handrails are always contoured. Decorative Ballusters vary greatly and are often only present with other ornamental elements like brackets.

FARMHOUSE RAILING TYPES

Farmhouse forms are fairly simple, with added porches and wings to provide more complexity.

Minimum depth of front porch is 8 feet. Porches are run the length of the facade or assymetrical in their placement adjacent to a front gable form. Porches can extend beyond the main body of the house and wrap the side.

Porches are frame construction set up on masonry piers, rarely concrete and brick pavers except in the most refined types. It is preferred that the space between piers be filled in appropriately.

Columns have a regular spacing of 6 to 10 feet, with a square to vertical proportion (vertical preferred). Farmhouse columns are more slender than you would initially think, and in some cases doubled for ornament effect. Porch eaves can be either open rafters or flush with the porch beam.

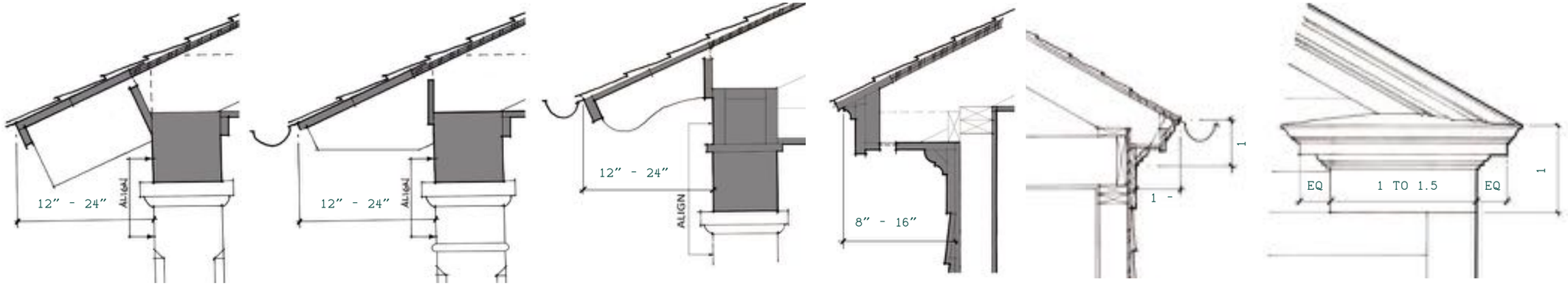
FARMHOUSE ELEMENTS

Columns: Typically square timber or Box type columns. Timber columns range from 4" - 8" and box type columns are not greater than 10". Overall shape and dimensions of base and capital should mimic the Doric or Tuscan style.

Beams above columns must always be aligned with top of column shaft.

Railings are most often square wood but can also include turned or decorative pattern.

Farmhouse Elements



SIMPLE EXPOSED RAFTER | SIMPLE EXPOSED RAFTER | MORE DECORATIVE EXPOSED | SIMPLE CLOSED EAVE | MORE DECORATIVE CLOSED

VERNACULAR CHARACTER > REFINED CHARACTER

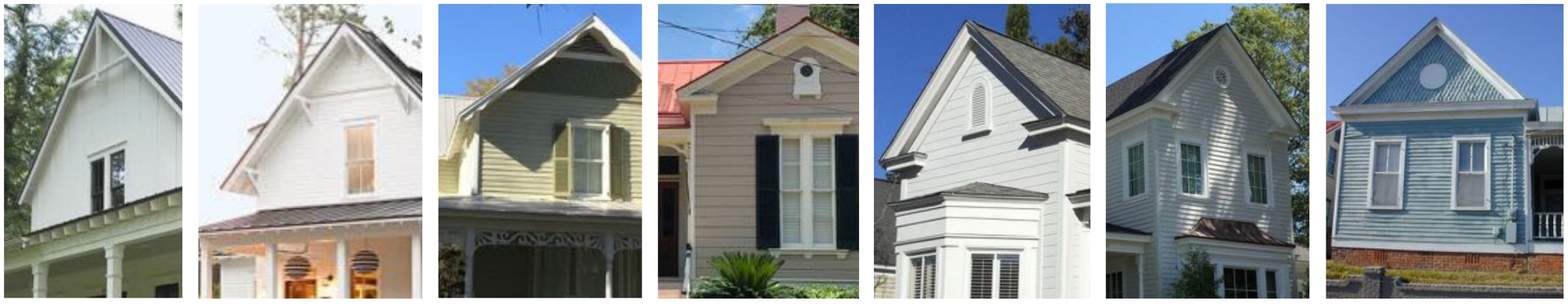
GUTTERS

Gutters on eaves wtih exposed rafter tails should be half round.

Farmhouse eaves vary greatly in refinement, but stay in keeping with the rest of the house. Decorative elements tend to go together, like the more decorative a column treatment is, the more decorative and closed the eave is to match character.

A Roman Ogee gutter (also know as K-style) can be added to a simple closed soffit for a refined look of a crown mould.

FARMHOUSE OVERHANGS & SOFFITS



FARMHOUSE GABLE TREATMENTS

<<<< Cornice enrichments range from the vernacular exposed rafter tails, decorative and shaped barge boards, accentuated gable brackets, closed eaves with eave returns on the gable ends, adding bay windows, decorative gable vents or windows, and even decorative gable siding >>>>

The most common in southern classical are represented by the two examples above - clean closed eave, pediments, and returned eaves at gable ends. Front facing gables are very common features. Roof pitches tend to be more steep, between 6:12 and 12:12, and roof pitches over porches are between 2:12 and 4:12. Roofs vary from metal to asphalt shingle, including diamond shaped shingles.

FARMHOUSE ELEMENTS

Roofs: Front facing gables are a very common feature. Open gable is more common than a pediment. Main body roof pitches should be between 6:12 and 12:12. Porch roof pitches should be between 2:12 and 4:12. Metal roofing should be used on pitches below 4:12.

Hipped or gable roofs are suitable for the main body roof. Gables are more common. If eave returns are used, above the return, use low slope of 1/12 to 2/12 max with metal flashing and let the raking cornice resolve into itself.

Half-round gutters with round downspouts should be used with exposed rafter tails. Ogee shaped gutters can be used if built into the cornice / cyma.

Farmhouse Variations & Inspirations

PHOTOGRAPH BY STEVE MOUZON

PHOTOGRAPH BY STEVE MOUZON

FARMHOUSE

Wall Materials: Smooth finish wood or fiber cement lap siding with 5" max. exposure, brick base, brick, painted brick, or light-colored sand-finish stucco. Corner boards are minimum 1x6.

The main floor is typically 3' - 4' above finish grade at porch.

Roof: 5V metal roof, standing seam, asphalt shingles. All colors to be approved by ARB. Half round gutters with round downspouts are preferred. Ogee shape must be approved.

Windows: Wood or clad units with 7/8" true or simulated divided lites.

Trim: Wood, composite, cellular PVC or polyurethane millwork; stucco, stone, or cast stone.

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Farmhouse Variations & Inspirations












PHOTOGRAPH BY STEVE MOUZON

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The Southern Classical Style

The Southern Classical style takes its cues from historic classic styles such as Federal and Greek Revival with a dash of French Colonial thrown in. Federal style was the dominant style in America from 1780 - 1820 and largely derived from the "Adam" style and a refinement of the Georgian style. Greek Revival style picked up in the 1820's and was the predominant style till the Civil War. Its popularity led it to be called the National style. Publications of Robert Adam's work in the early 1770s led to wide application of the rich vocabulary he had derived from his studies of Roman buildings. The most popular pattern books and carpenter's guides by Asher Benjamin helped spread the details of the Greek Revival style.

Both Federal and Greek Revival styles are most often a simple box in shape, commonly with gabled roofs. The main difference in the two is in their treatment of the accent elements in massing. Both styles are most commonly symmetrical in their massing. Federal massing is more of a straight-forward box with emphasis on the centrally located entry. The Greek Revival style is particularly noted by the pediment front, usually centered in the front facade. Southern, more coastal versions, include some asymmetrical designs with the front gable element and side porches or wrap around porches. More elegant versions have the complete front pediment, while more vernacular versions simply have the front facing gable.

One of the most loved southern stereotypes in American architecture is the full-colonnaded Greek Revival mansion or plantation home. This type was birthed from French Colonial influences in southern Louisiana. Much of that influence bled over into Mississippi and the Southeast region and is the reason that many of the Greek Revival homes in this area evolved to have full width living porches, many times on both floors. The main distinction of the Southern vernacular Greek Revival style and the French Colonial style is the enduring element of the pediment front or front gable. This one stylistic flair really makes a difference in Classical homes of the deep south versus those examples from the north and northeast.

KEY ELEMENTS OF STYLE

1. One- or two-story porches, often with gabled "temple front" facades.
2. Simple, well proportioned volumes with consistent roof pitches.
3. The use of side wings and porches are added to make more complex shapes.
4. Symmetrical composition of doors and windows.
5. Simplified versions of Classical details for eaves and cornices and columns on porches in either Tuscan, Doric, Ionic and Corinthian order.
6. Multi-pane windows that are either 6 over 6 or 9 over 9 pane patterns.

Classical Massing

The Southern Classical house starts with a simple box form with additive features of side wings and a dominant central portico feature, which can be one or two stories. In general, detailing and proportions are simplified and applied to the common massing types found in the south.

More vernacular versions of the broad front mass have very simple detailing of the side gables. Front facing gables are always shown as a temple front, or pediment with a 5/12 to 6/12 pitch. Side gables can be either a pediment with a 5/12 to 6/12 pitch or open gable with return eave and a steeper pitch of 6/12 to 8/12, but more commonly the latter is found in the south. Hipped or gable roofs are suitable for the main body roof. Hipped roofs would be lower pitched at 5/12 to 6/12.

Porches are a common theme in the south, whether a central portico or a full length front porch. Examples in the Southeast are often full length front porches. Porticos quite often have a pediment front, but flat roof examples are also prevalant. Three bay and 5 bay porches are the most common with either shed or hipped roofs between 1/12 and 4/12 pitch. One-story side wings are common to this type, but front porches are rarely seen wrapping the corners of the main body to engage the side wings.

The basic volumes include the Main Body and Side and Rear Wings, which should all be similar in form, roof pitch, and character to the Main Body of the house. Larger living areas can take advantage of side and rear wings. Gabled or hipped dormers are more common on broad front roof, if a temple front gable is not present. The architectural character of the attached parts should match that of the main body. The main floor is typically 36" - 48" above grade. The first floor ceiling height is typically 10 feet, and the second floor ceiling height is commonly 9 feet, although many modern houses use 10 feet for both.

MANSION T3
MAIN BODY 40’-48’ WIDE MAX.

NEIGHBORHOOD GENERAL
T3-T4

URBAN T4-T5
18’ - 32’ WIDE

20’ - 24’ WIDE

32’ - 40’ WIDE

SYMMETRICAL 5 BAY
MOST COMMON
32’ - 40’ WIDE

ASYMMETRICAL
32’ - 40’ WIDE

NARROW FRONT, 3 BAY
18’ - 32’ WIDE

COTTAGE, 3 - 5 BAY
MOST COMMON
24’ - 32’ WIDE

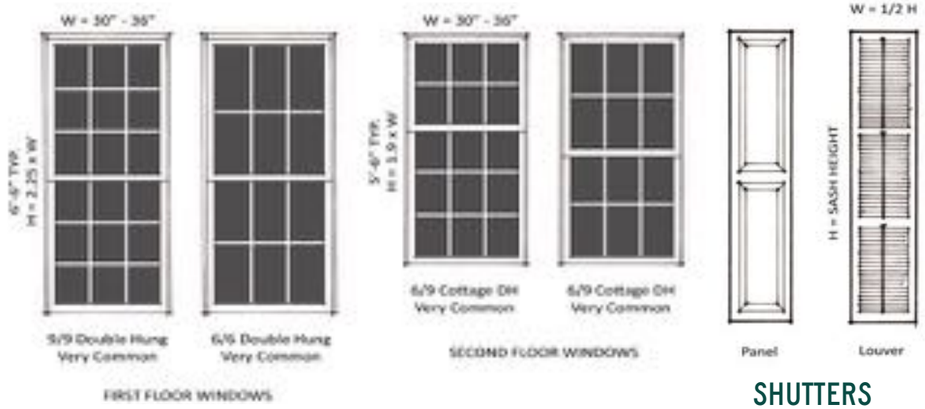
SOUTHERN CLASSICAL

The Southern Classical house, in it's most basic form, is a simple box with additive feartures of side wings and/or a dominant central portico feature or full length porch.

Double galleries are common on larger Classical homes in the south. First floor porch is most common in the south. Least common is the stoop, but it's very common in the north.

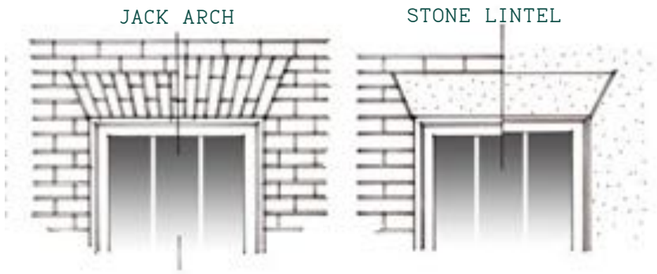
Low-pitched broad front, gable-ended roofs are most common with the signature pediment or single facing front gable marking the entry or center of the house.

Classical Windows & Doors

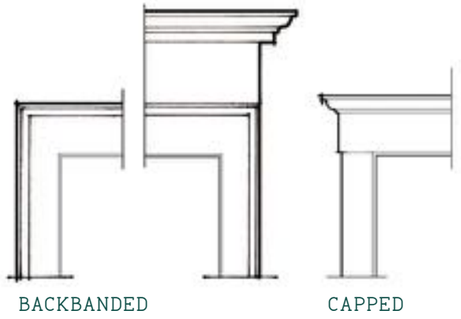


Shutters

Classical Window Lintels



Windows in brick must have brick mold. Use an 8" Jack Arch for openings up to 40". Use a 12" Jack Arch for openings up to 60". Square stone lintels are less common. Stone sills are common with stone lintels.



Classical Window Casings

Classical Window Types

PHOTOGRAPH BY STEVE MOUZON

Windows and panes should have vertical proportion. Most Common arrangements are 9/9 or 6/6, but other variations are also found.

Casings for windows should be 1x4 minimum and 1x6 maximum.

Muntins should be true or simulated divided lite only and 7/8" wide.

Triple paired windows are very common in this style, usually in special locations.

Classical Special Windows

PHOTOGRAPH BY STEVE MOUZON

Classical Door Types

In general, Classical trimwork is a little more substantive. Mullions are a minimum of 4" and quite often 6". Trim around doors often incorporates half-columns and an entablature.

Solid paneled doors are very common, and in the Southern Classical vernacular, French doors are also found.

Transoms are rectangle or fan shaped.

The door and surrounding glazing should be set in a larger, more decorative frame of wood or masonry, quite often resembling columns and beams.

Sidelites should be narrow in width.

The southern vernacular borrows from the French Colonial style with lower paneled French doors and more decorative transoms. Shutters are only used if no sidelites are present and the door

Classical Windows & Doors

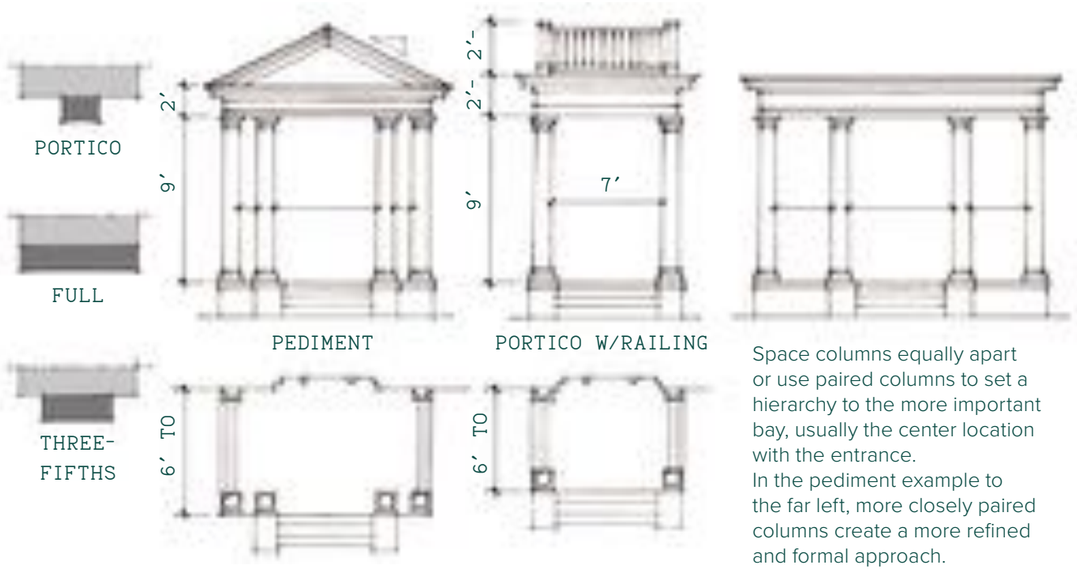
Windows: typically large vertical openings of double hung units. May be single, paired, or even tripled. Surrounds usually have some decorative element.

Doors: Wood doors with panels, usually solid with sidelites, but also may include large glass panes. Entry doors can be single or paired. Door surrounds are usually more decorative than window surrounds.

Lintels & Sills:
Stone or brick arch lintels are common. Sills often match lintels and can be decorative.

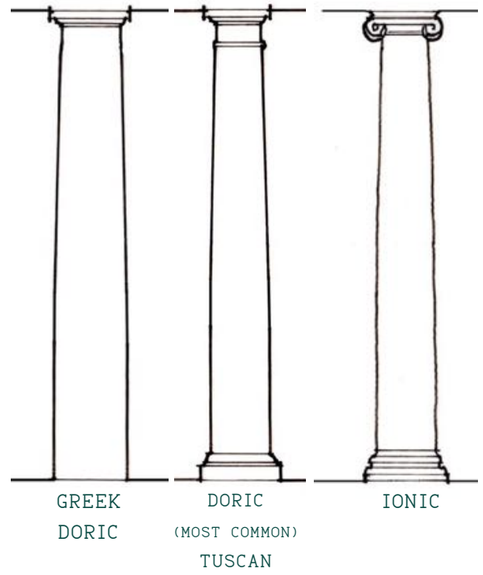
Shutters: Louvered or solid panel shutters may be present only on single units, and must be fully functional.

Classical Elements



Space columns equally apart or use paired columns to set a hierarchy to the more important bay, usually the center location with the entrance.
In the pediment example to the far left, more closely paired columns create a more refined and formal approach.

CLASSICAL PORCH ELEMENTS

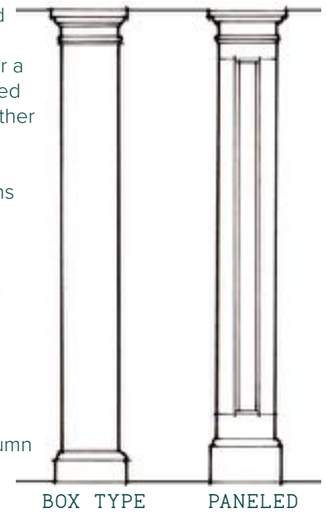


Flutes can be added for a more formal or refined design, or for a touch of flair, but need to coordinate with other trim detailing.

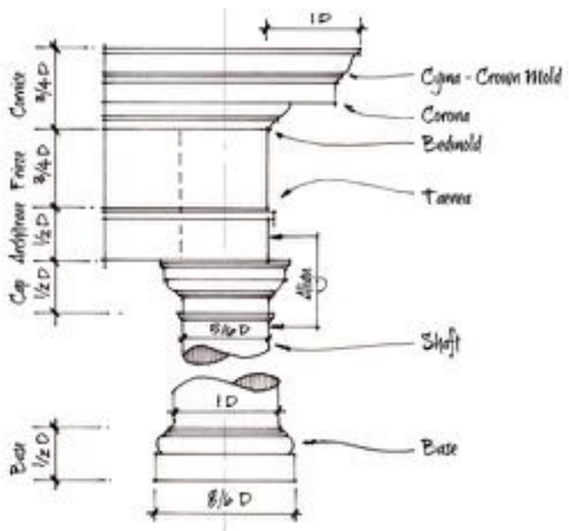
Tapered box columns may also be used in more vernacular designs or designs that utilize simplified detailing.

Typical Doric Sizes:
8'-0" tall = 10-12" column
9'-0" tall = 11-14" column
10'-0" tall = 12-16" column

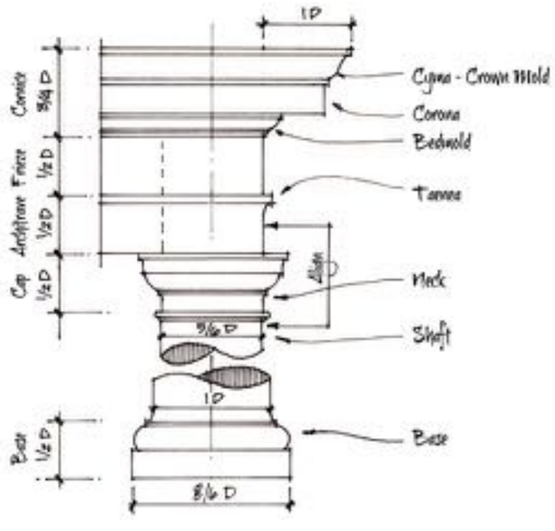
Sizes do vary a bit based on style chosen.



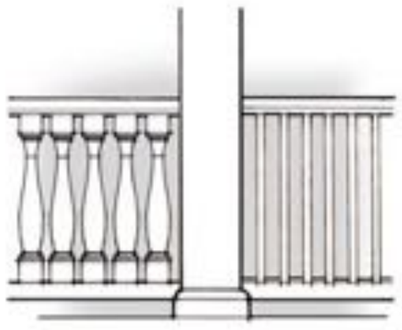
CLASSICAL COLUMNS



DORIC ENTABLATURE



TUSCAN ENTABLATURE



See column types above. Handrails are always contoured. Decorative Ballusters vary greatly and are less common.

CLASSICAL RAILING TYPES

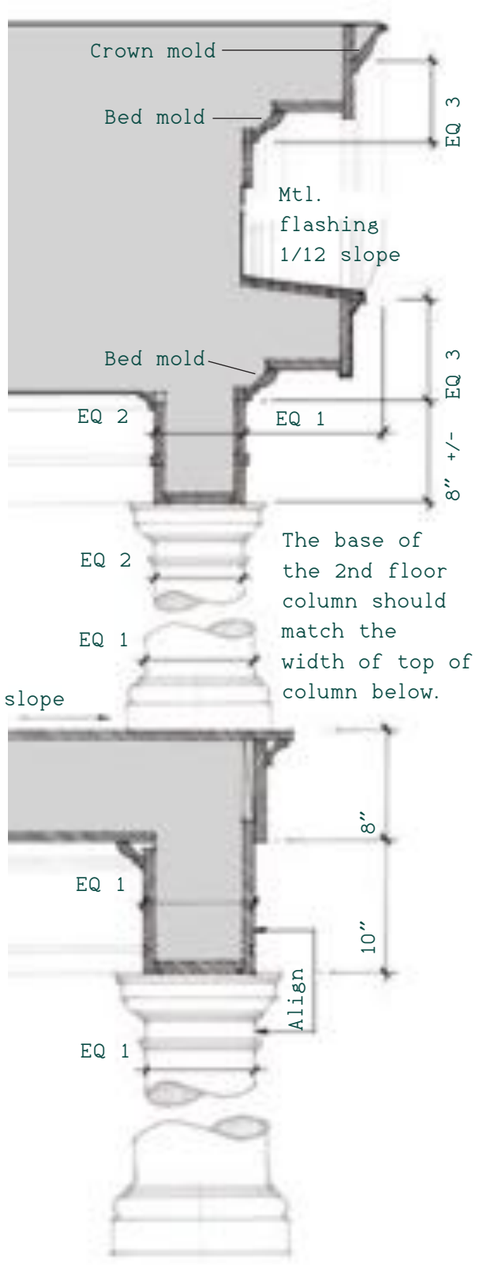
CLASSICAL ELEMENTS

Columns:
Classical round columns, Greek Doric, Doric, Tuscan, and Ionic.
Box type columns, either straight or tapered, are more vernacular but often used in the south.
Overall shape and dimensions of base and capital should mimic the Doric or Tuscan style.

Beams above columns must always be aligned with top of column shaft.

Railings:
Railings are wood and either square, turned, or decorative pattern. Wrought iron railings can be used with classical columns or iron columns.

Classical Elements



CLASSICAL PORCH/PEDIMENT SECTION

Front facing gables are always designed as a temple front, or pediment, with a 5/12 to 6/12 pitch.

Side gables can be either a pediment with a 5/12 to 6/12 pitch or open gable with return eave and a steeper pitch of 6/12 to 8/12, but more commonly the latter is found in the south.

Hipped or gable roofs are suitable for the main body roof. Hipped roofs would be lower pitched between 4/12 and 6/12.

CLASSICAL EAVE & RETURN EAVE

All gable ends must incorporate a return eave. Above the return, use low slope of 1/12 to 3/12 max with metal flashing and let the raking cornice resolve into itself.

The use of a half-round gutters with round downspouts is preferred. Ogee shaped gutters can be used if built into the cornice / cyma.

CLASSICAL DORMERS

Dormers only have one window and are proportioned similarly to the windows in the

CLASSICAL CORNICE & EAVES

Cornice enrichments range from the vernacular exposed rafter emulation of mutules and modillions in the far left example to the more refined Greek Revival cornice on the far right. The most common in Southern Classical are represented by the two examples above - clean closed eave, pediments, and returned eaves at gable ends.

CLASSICAL ELEMENTS

Roofs: Front facing gables are always designed as a temple front, or pediment, with a 5/12 to 6/12 pitch.

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Classical Variations & Inspirations

PHOTOGRAPH BY STEVE MOUZON

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PHOTOGRAPH BY STEVE MOUZON

CLASSICAL

Wall Materials: Smooth finish wood or fiber cement lap siding with 5" exposure, brick base, brick, painted brick, or light-colored sand-finish stucco. Corner boards are minimum 1x6.

The main floor is typically 3' - 4' above finish grade at porch.

Roof: 5V metal roof, standing seam, slate or synthetic slate, asphalt shingles. All colors to be approved by ARB. Half round gutters with round downspouts are preferred. Ogee shape must be approved.

Windows: Wood or clad units with true or simulated divided lites.

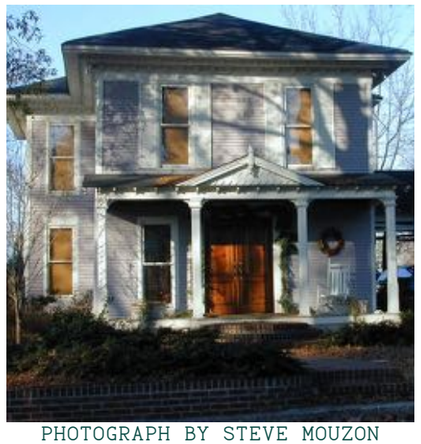
Trim: Wood, composite, cellular PVC or polyurethane millwork; stucco, stone, or cast stone.

Classical Variations & Inspirations







PHOTOGRAPH BY STEVE MOUZON

PHOTOGRAPH BY STEVE MOUZON





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SPICE STYLES

The three main Homestead styles should be considered the main ingredients of the development - in the main "flavor" of what's found in the neighborhood. The Spice Styles are carefully and subtly mixed into the neighborhood in key locations to provide a "pep" in the overall flavor.

Too much of the one ingredient and the food is bland. If too much spice is used, the dish is ruined. So, we've limited the number of spice lots to around 10%. No spice style should be used within 600 feet of another one of the same style, on the same thoroughfare. This is measured along the centerline of the main street on the shortest route between the two.

The following pages give examples of appropriate spice styles and the Resources Page gives some good direction on design resources for traditional neighborhood design guidelines that can be applied to any spice style. The design principles as outlined earlier in this pattern book still apply to all styles - setbacks, zones, and porch principles. Spice styles will be reviewed by our Architecture Review Board (ARB) on a case by case basis and based on the traditional principles of the spice style presented.

Appropriate Homestead at Hog Mountain Spice Styles

COLONIAL REVIVAL

CLASSICAL

VICTORIAN

CRAFTSMAN

COLONIAL FARMHOUSE

CLASSICAL / GEORGIAN

VICTORIAN FARMHOUSE

CRAFTSMAN / MOUNTAIN INFLUENCE

COLONIAL

CLASSICAL

VICTORIAN - CLASSICAL INDLUENCE

PRAIRIE

SPICE STYLES

Colonial, Victorian, West Indian, and Spanish styles blend well with Homestead Farmhouse, Low Country, and Classical architecture since they are mostly related.

The genes of these various styles are found across the Southeast and will feel right at home in the Homestead community.

Appropriate Homestead at Hog Mountain Spice Styles


PRAIRIE


COLONIAL


FRENCH ECLECTIC


MISSISSIPPI FARMHOUSE


CRAFTSMAN

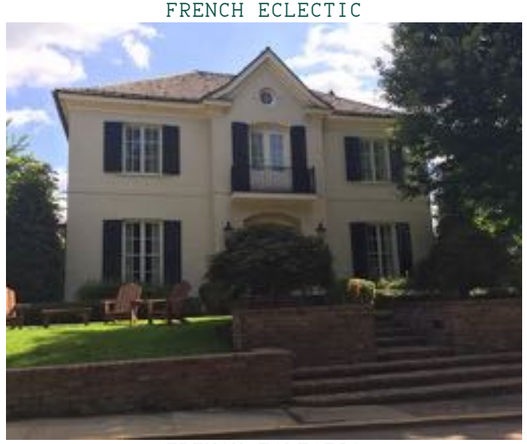

COLONIAL


FRENCH ECLECTIC


MISSISSIPPI FARMHOUSE


CRAFTSMAN


WEST INDIES


FRENCH ECLECTIC


MISSISSIPPI FARMHOUSE

SPICE STYLES

Colonial, Victorian, West Indian, and Spanish styles blend well with Hog Mountain Farmhouse, Low Country, and Classical architecture since they are mostly related.

The genes of these various styles are found across the Southeast and will feel right at home in the Homestead community.

RESOURCES

COLOR PALETTE

There's plenty of historical precedent for colors. If you have a historical example of a color palette on a house, you are able to present that to the ARB for review along with your proposed paint colors.

In general, the color tones below should be followed:

MAIN BODY WALL COLORS can be in the family of cold and warm whites, lighter earth tones or natural wood tones, and light to medium shade colors in a historical palette. Acadian and French Colonial homes should stay in the white and warm white tones. Victorian houses tend to be more colorful but still in the light to medium tones. Brick colors are to be in the red and brown tones, typical for the local area. Painted brick is remeniscent of stucco and therefore needs to stay in the white, warm white, and lighter earthtone colors.

TRIM AND COLUMNS: For the most part, trim and columns should be white, especially on a Classical house. For Acadian and French Colonial, white and warm white tones work well for trim and columns. Victorian houses, although colorful, still tend to have white and very light colored trim and columns.

SHUTTERS: shutters, on the whole, regardless of style, should be dark, contracting colors. If looking at a fan deck of paint chips, select from the darkest two colors on the line-up.

Historic pictures of Creole, Acadian, and French Colonial houses can be presented to set a precedent for color selection. Colors can be reviewed by the ARB.

MATERIALS

RECOMMENDED MATERIALS & MANUFACTURERS

The following partial list of national manufacturers of building products is being provided as a starting point for homeowners in their search for appropriate materials for their design and construction. These products have been selected due to their appropriateness for the architectural styles outlined in this pattern book.

BRICK

Brick, painted brick, or parged brick - brick will be approved based on it being a color that would have been local and style that would have been manufacturered pre-1900. Brick is not meant to be a fashion statement and can be chosen from brick selections by The Lamar ARB. The following are automatically acceptable:

1. Columbus Brick: Canal Street Genuine papercut, Mill Creek Genuine papercut, Wakefield genuine papercut, St. Augustine genuine papercut, Forest Glen genuine papercut.
2. Boral Brick: Briarwood Blend Queen, Granby Crossing Queen, New Orleans Queen.

COLUMNS

3. Turncraft - http://www.turncraft.com
- Architecturally correct round and square composite and wood columns
4. Column & Post - http://www.columnpost.com
- Architecturally correct round and square composite columns
5. Somerset - http://www.somersetcolumns.com
- Architecturally correct round and square and wood columns & pilasters
6. HB&G - http://www.hbgcolumns.com
- PermaPorch system: Cellular PVC, 2x2 square or turned balusters with Savannah top rail.

ENTRY DOORS

1. Simpson - http://www.simpsondoor.com
- Wood doors: Appropriate for all styles; hard-to-find Victorian and European Romantic doors
2. Jeld-wen - http://www.jeld-wen.com/en-us/products/exterior-doors/styles
- Wood doors: Classical and Colonial Revival styles, some Victorian and European Romantic doors
3. Therma Tru - http://www.thermatru.com
- Fiberglass and Premium Steel Series Steel Doors: Classical, Colonial Revival and Victorian styles; acceptable European Romantic doors
4. Stanley - http://www.stanleyworks.com
- Fiberglass and steel doors: Classical, Colonial Revival and Victorian styles; acceptable European Romantic doors

EXTERIOR SIDING

1. James Hardie - http://www.jameshardie.com
- Hardiplank (fiber cement), lap siding, shingle, panel, and soffit products.
2. Georgia Pacific - http://www.gp.com
- Fiber cement cladding board

EXTERIOR MOULDING, TRIM & BRACKETS (SYNTHETIC)

1. Chemcrest - http://www.chemcrest.com
- Classic Moulding & Door: Crown, bed, casing, and brackets in polyurethane
2. Azek - http://www.azek.com
- Cellular PVC flat sheet (4'x8', 4'x10', 4'x12') for gables, soffits, etc. 3/4" thick trim boards, 5/4" thick trim boards (4" and 6" widths), tongue-and-groove paneling.
3. Royal Wood - http://www.royalwood.com
- Composite 1x trim boards, brickmould and T&G paneling for porch ceilings
4. Fypon or Dureflex - http://www.fypon.com
- Cellular PVC trim pieces
5. Windsor One - http://www.windsorone.com
- Trim boards, shiplap, paneling, and mouldings

GARAGE DOORS

1. Designer Door - http://www.designerdoors.com
2. Clopay Doors - http://clopay.com (Coachman, Grand Harbor, Reserve Wood collection)
3. Real Carriage Doors - http://www.realcarriagedoors.com
4. Overhead Door - http://www.overheaddoor.com (Carriage House Collection)

GUTTERS

1. Half round with round downspouts - Copper, aluminum, or galvanized
2. Ogee gutter with round downspouts - only allowed on Classical style if correctly built into the cornice. Must be approved by ARB.

WINDOWS

1. Windsor - http://www.windsorwindows.com
- Wood double hung and casement
- Cellular PVC Legend Series double hung and casement
- Word or PVC simulated divided light (SDL)
- Direct set transoms and sidelights
2. Marvin - http://www.marvin.com
- Wood double hung and casement
- Next Generation Series double hung and casement with aluminum trim accessories
- Replacement sash w/profiled aluminum panning
- Wood or clad simulated divided light (SDL)
- French Doors and Bi-fold doors
3. Jeld-wen - http://www.jeld-wen.com
- Wood double hung and casement
- Siteline Clad double hung and casement with aluminum trim accessories
- Wood or clad simulated divided light (SDL)
- Direct set transoms and sidelights
4. Pella wood or clad - to be reviewed/approved by ARB.
5. Weathershield wood or clad - to be review/approved by ARB.

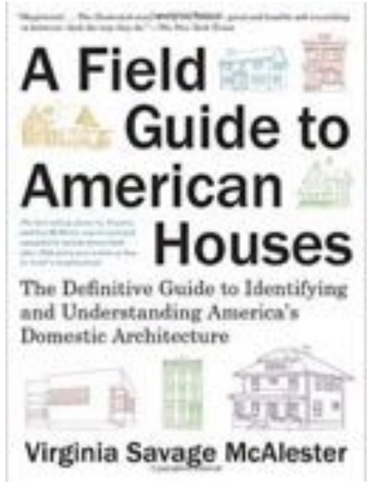
PORCH CEILINGS

1. Georgia Pacific - http://www.gp.com
- "PlyBead Classic" or T&G beaded paneling

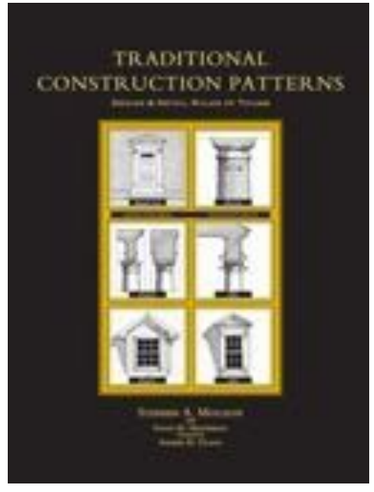
ROOFING

1. Timberline Ultra HD Shingles, all colors except Sienna Sunset - 40 year architectural shingle
2. Timberline HD Shingles, Barkwood, Charcoal, Driftwood, Shakewood, Slate, and Weathered Wood - 40 year architectural shingle
3. Metal Roofing - 5 V mtl or standing seam, galvanized color or approved painted color
4. Owens Corning
- Mira Vista specialty roofing; synthetic shakes, slate, copper, and metal.
- Berkshire Collection: composite shingles
5. Tamko Roofing Products
- Lamarite slate composite shingles

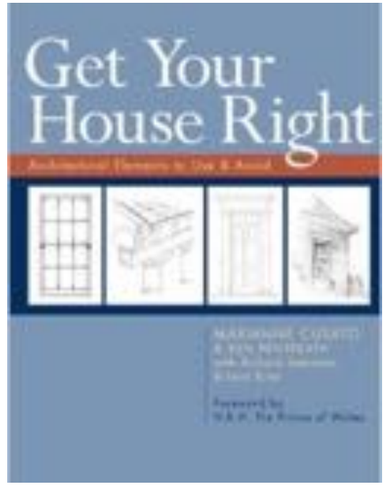
ARCHITECTURE RESOURCES



An invaluable source for helping anyone identify almost any style house built in America.



This book, by Stephen Mouzon, is an excellent resource for traditional details and creating a house that looks right and is built right.



Marianne Cusato's book is perfect for getting various details on your house right.

SOME OF OUR FAVORITE BOOKS:

Architecture of the Old South, Colonial & Federal. Lane, Mills 1996 | A Beehive Press Book

Architecture of the Old South, Mississippi - Alabama. Lane, Mills 1989 | A Beehive Press Book

Architecture of the Old South, Georgia. Lane, Mills 1986 | A Beehive Press Book

Classic New Orleans. Mitchell / Lockhart 1993 | Martin~St. Martin

Coming Home, The Southern Vernacular House. Strickland, James Lowell 2012 | Rizzoli

Great Houses of Mississippi. Miller / Carter 2004 | University Press of Missippi

Henry Howard, Louisiana's Architect. Brantley / McGee 2015 | Princeton Architectural Press

Historic Buildings of the French Quarter. Vogt, Lloyd 2002 | Pelican Publishing Co.

The Louisiana Houses of A. Hays Town. Vetter / Gould 1999 | Lousiana State University Press

A Classical Journey, The Houses of Ken Tate. Sully, Susan 2010 | Images Publishing Group

Historic Charleston & The Lowcountry. Gross, Steve & Daley, Susan 2016 | Gibbs Smith Publisher

Pocket Neighborhoods: Creating small-scale community in a large-scale world. Chapin, Ross 2011 | The Taunton Press


HHM

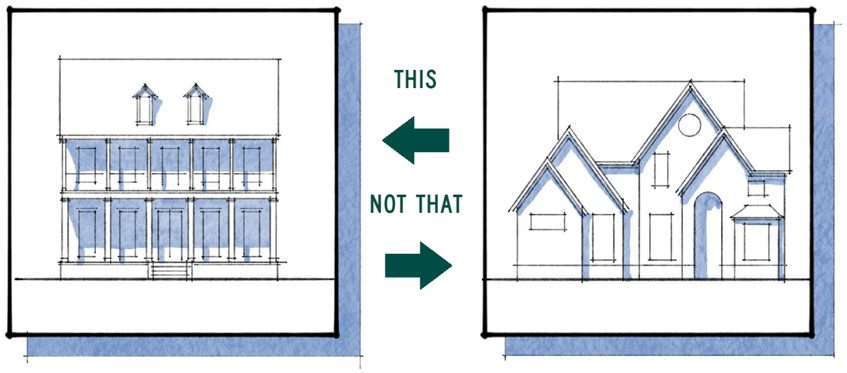
THIS, NOT THAT

GENERAL GUIDELINES FOR BUILDING A TRADITIONAL HOUSE

These simple guidelines will solve 80% of the troubling issues with most designs. By far, these are the typical design flaws seen on most contemporary construction sites and suburban house designs. These are the elements that are the heartbeat of traditional home construction.

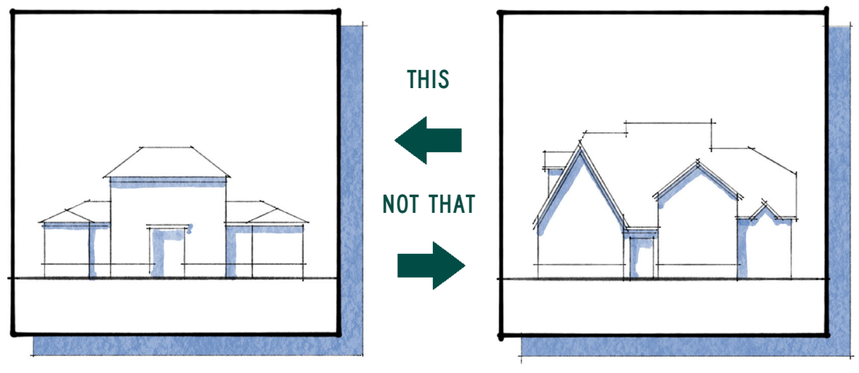
The other 20% should be addressed by the style you've chosen for your home. In our review of architectural designs, these are the issues we will look for first. If these issues are resolved in your design, then we merely have to tackle the overal styling of your house and play by the pattern book rules for that style.

This, Not That (simple design guidelines for traditional construction)



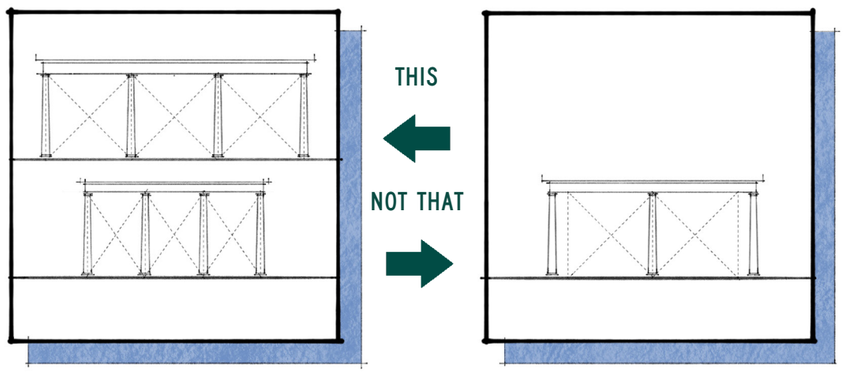
SIMPLICITY OF FORM

Traditional designs are simple in their shape and construction. Their elegance and timelessness are by-products of their simple and straightforward approach. As you design, work to simplify the massing, roof, and window placement on your house.



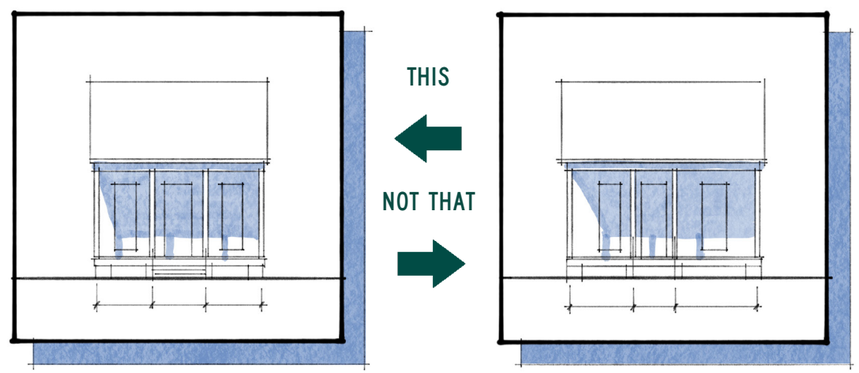
SIMPLIFY ROOF PITCHES

Roof shapes can be one of the most costly elements to a home. Simplifying the roof shapes means simplifying the walls as well. As you design, work to keep to keep the roof shapes simple and all the same pitch. Design all gables, or all hips. Of course, this is subject to the style you choose, but in general, keeping the pitches and type the same will make your house look more traditional and keep cost down as well.



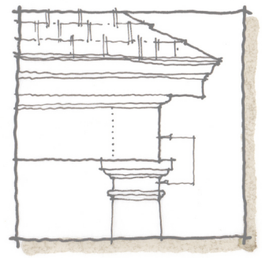
MAIN BODY MASSING

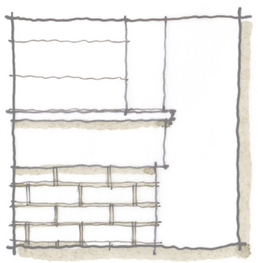
The picture on the left has classical massing and detailing - the porch element works together with a projection in plan to create a more classical front and heirarchy of the entry. The picture on the right is a house with some similar elements, but due to lack of properly massing the overall form and lack of heirarchy, it comes off like a ranch style house.



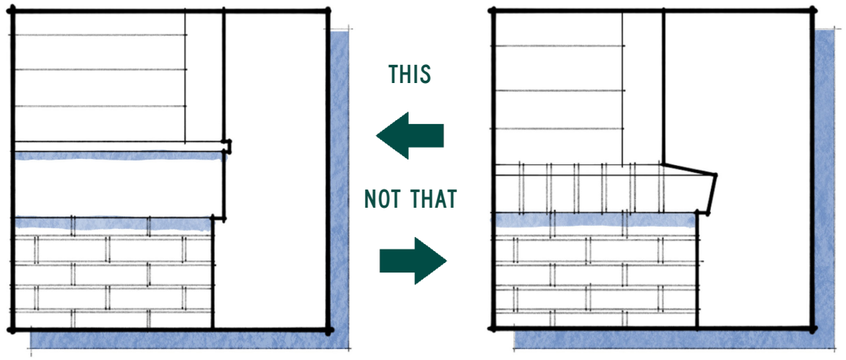
REGULAR COLUMN SPACING

Intercolumniation is the regular spacing of columns. As you design, work to keep the column spacing all the same. Don't vary the spacing based on window placement or door placement. Set the column spacing first, then work to align windows and doors within that spacing. In a few styles, such as Greek Revival, there is a precedent to pair columns together, but the overall spacing of those pairs still remains regulated.



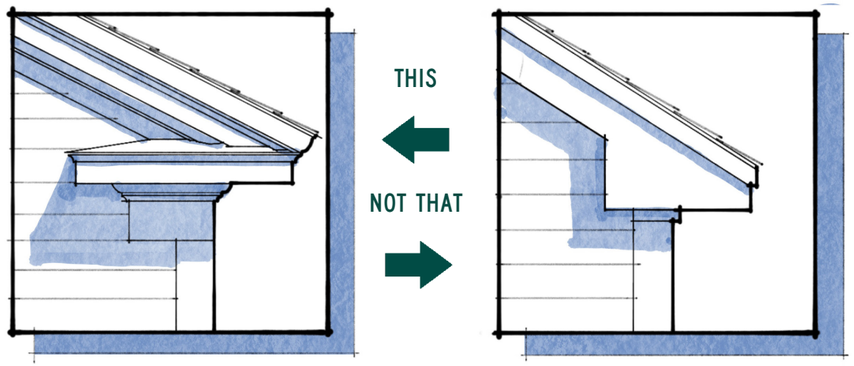


This, Not That (simple design guidelines for traditional construction)



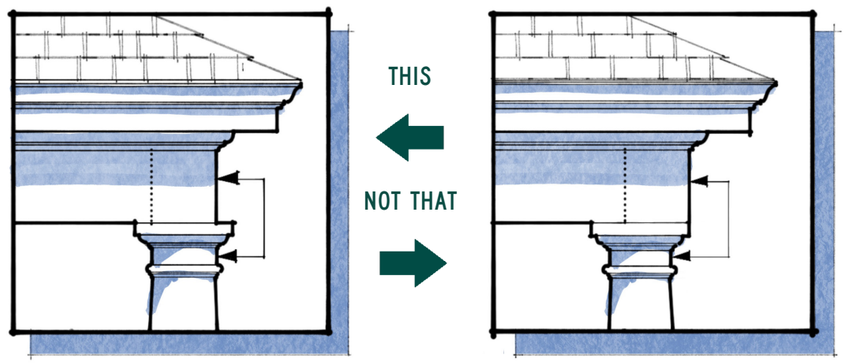
BRICK BASE / FRAME WALL

The face of the exterior stud wall should align with the face of brick or masonry foundation wall below. Traditionally, this was done because the masonry foundation wall was structural. Transitioning from siding to brick with a brick watertable only highlights the fact that the brick is a veneer. As you design, be careful to align the face of stud with face of brick below, then utilize a drip cap and skirt board at the base of the siding to make the transition, whether at the first floor or second floor transition.



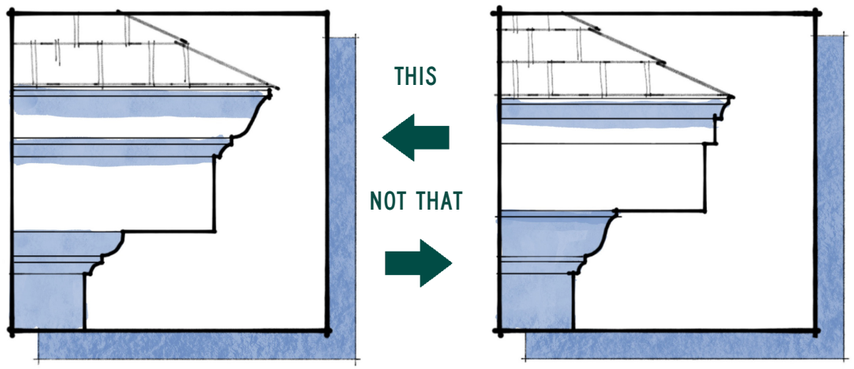
RETURN EAVE

A very common contemporary way to build an eave is depicted on the right - called a “pork chop eave.” As you design, the fascia should return around the corner and to the house wall. The raking cornice should be in the same plan and die into the return fascia cleanly. The eave cap on the return should be metal, usually at a slope of 1:12, but no greater than 2:12. The Cyma, or crown mould, should either return on the raking cornice using a split fillet....OR....let the crown mould retun on the lower eave return and have the raking crown die into the lower (poor man’s cornice).



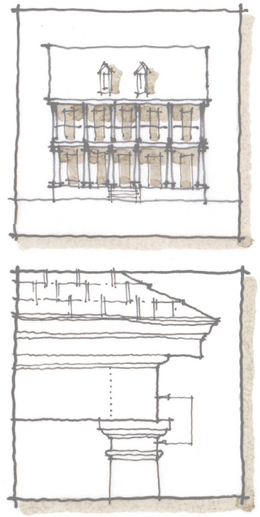
COLUMN / BEAM ALIGNMENT

As you design, always align both faces of the beam or entablature and the top of the column shaft. Allow the capital to extend beyond the face of the beam. This is a simple rule that must always be followed for traditional design. Even with the use of timber columns, set a timber beam on a timber column and the faces will align naturally. The capital trim can be added while standing in place. The only place we find any variation on this is in a vernacular detailing of Acadian houses where the timber beams resting on first floor large columns are more narrow than the column shaft and the alignment is kept on the front face, but not on the back face.

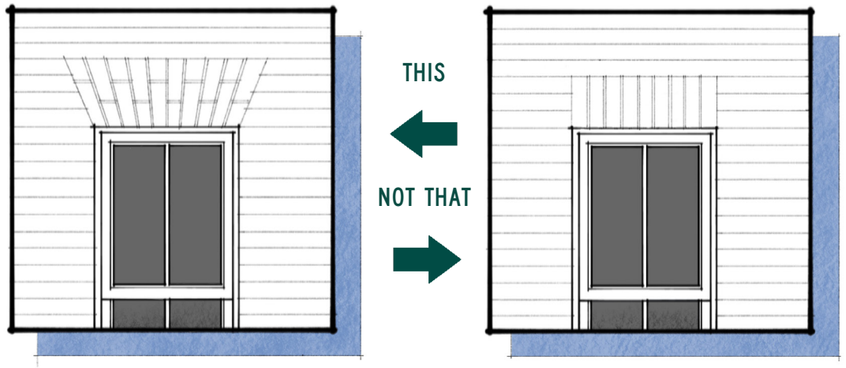


CROWN MOULDING

As you design, always put the crown moulding as the crown of the entablature - at the very top. Crown moulding does not belong under the soffit/eave. Crown is for the head. Bed moulding, however, should be located in it’s proper supporting location - under the soffit/eave. In general, Crown mouldings have a shape that curves outward at the top, and supporting mouldings, or bed mouldings, have a shape that curves upward at the top.

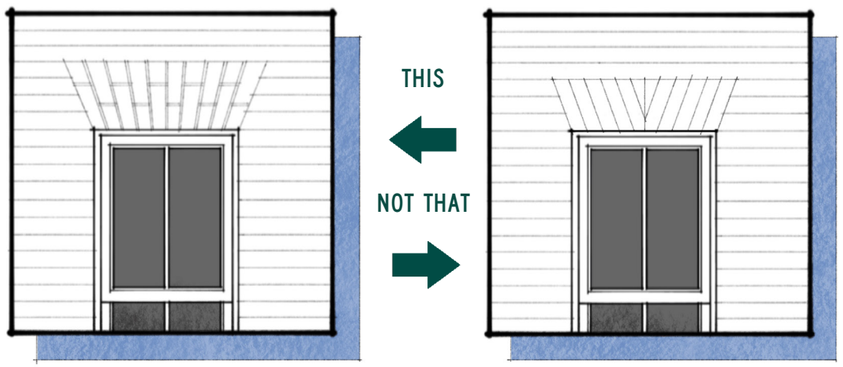


This, Not That (simple design guidelines for traditional construction)



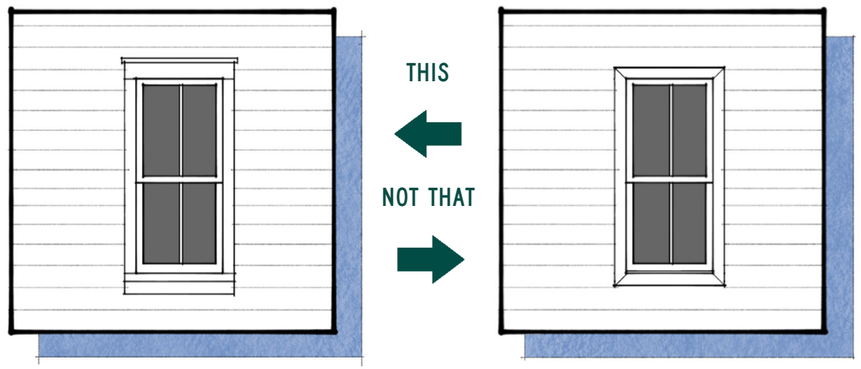
TRUE JACK ARCH

Traditionally Jack Arches were used to span across an opening. They are self supporting because each brick is wedge shaped to carry the load. Today, most builders use steel lintels because the code requires them in certain areas. If code allows, work to design true Jack Arches using wedge shaped masonry units. Even if you use a steel lintel, fake the structural support with a true Jack Arch and not use a soldier course. Use an 8” Jack Arch for openings up to 40” wide, and 12” Jack Arch for openings up to 60”. Wider openings may required the use of a triple rowlock arch.



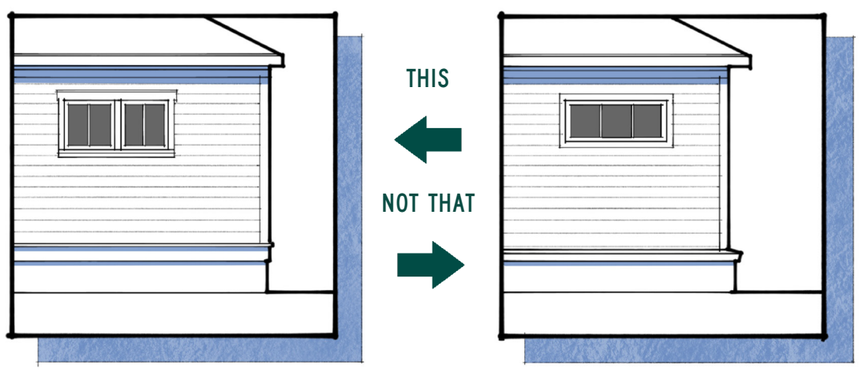
TRUE JACK ARCH

Improper cutting of the brick for a Jack Arch just looks bad. It looks like a mistake and looks like the builder didn’t know what they were doing. Either use actual wedge shaped brick from the brick company, or take the time to actually cut each brick in a wedge to create the Jack Arch. The brick are layed in a fan-like order so that the mortar joints all point to one center point.



WINDOW CASINGS

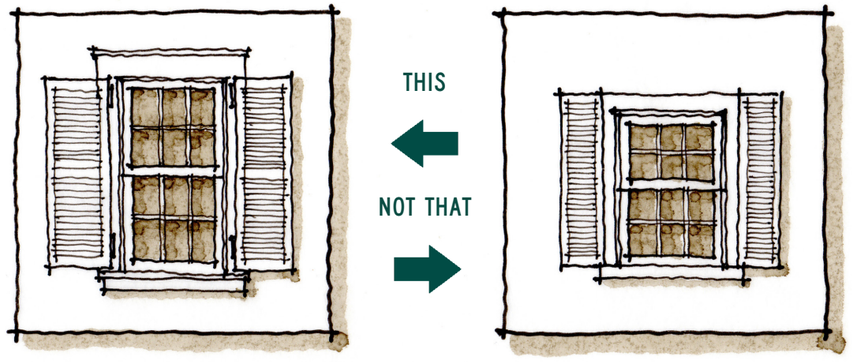
As you design, use all the elements of a traditionally cased window: Drip cap, head, jamb, sill, and apron. All casings should be 5/4” thick and not 3/4” thick. Window casings should not be “picture framed”. The Head casing should typically be taller than the Jamb casing width. Jamb casing should sit on a window sill that extends to the edge or slightly beyond. The Apron is optional depending on the style of the house.



WINDOW PROPORTIONS

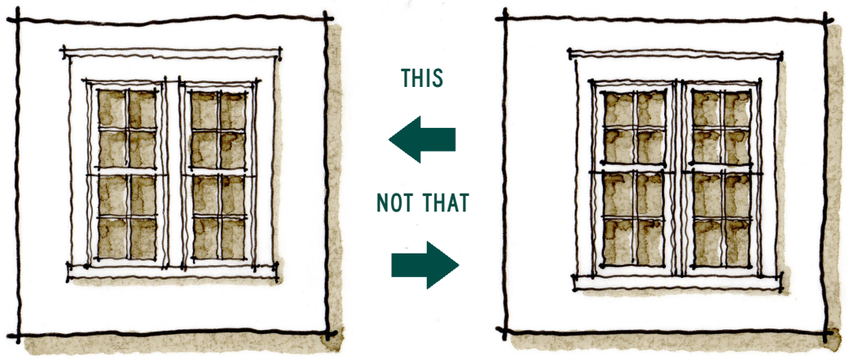
When you design smaller windows, use vertically or square proportioned window units instead of transom units. This situation normally occurs above a kitchen sink, above a toilet, or above a tub. It’s strongly encouraged to use larger windows, with vertically proportioned window panes even in those areas.

This, Not That (simple design guidelines for traditional construction)



WINDOW PROPORTIONS

The overall window frame should be of vertical proportion, or at the very least, square proportion. The window panes should each be of vertical proportion as well. As you compose your elevations, design taller, vertically proportioned windows should always occur in the lower floor(s), while placing the shorter, or more squarely proportioned windows on the upper floor(s). Once you've selected your architectural style, consult the window proportions for that style more closely.



WINDOW MULLIONS

Traditional window openings were framed individually. As you design, work to place (2) 2x4 studs between ganged windows. For installations in siding, all casings should be 5/4" thick. Jamb casings should be at least 3 1/2". Head casing should at least match the jamb or slightly larger.

The mullion casing board should be at least 3 1/2" wide.

TRANSOMS

Traditionally, transoms were only used over doors to give hierarchy and importance to the entrance. In recent years, they have come to be used over windows and even by themselves for small windows. As you design, work to follow the style architecture you've chosen and only place transoms over doors. It's not important that the window head and door/transom head align. Quite often, the entrance door with transom was taller than the adjacent windows. The only exception to this rule is when ganging a series of doors and windows with transoms over all.

GARAGE DOOR HEADS

Single garage doors, maximum or 9', are required on every garage except on townhouse or live/work units where lot widths are 24 feet or less. Double garage doors often sag over time. Single garage doors can easily be made to look like carriage doors.

Nine foot openings are too wide for jack arches, so as you design, create triple rowlock arches over single garage doors. Work to leave at least 3 brick courses between the top of the arches and the frieze board.


HHM

ARCHITECTURAL AND SITE DESIGN GUIDELINES

EFFECTIVE DECEMBER 2020

HOMESTEAD AT HOG MOUNTAIN

ARCHITECTURAL AND SITE DESIGN GUIDELINES

T A B L E O F C O N T E N T S

HOMESTEAD AT HOG MOUNTAIN

ARCHITECTURAL AND SITE DESIGN GUIDELINES

1.0 Introduction

1.01 Objective of the Design Guidelines

This document has been prepared for the purpose of promoting the development of a traditional neighborhood community known as Homestead at Hog Mountain (the "Development"). The standards of design expressed in this document are intended to describe our "vision" of the Development through procedures that are clearly outlined and informative. Our intent is to expedite your process of building an exceptionally high-quality residence. Throughout the course of the Development, we may review and revise these Design Guidelines, as necessary to reflect changing conditions.

1.02 Relationship to Legal Documents

These Design Guidelines are an addendum to the Pattern Book and are supplementary to the Declaration of Covenants, Conditions and Restrictions (the "Covenants") for the overall Homestead at Hog Mountain development, recorded in the Gwinnett County, Georgia public records. The criteria are intended to complement the Covenants and should a conflict arise, the Covenants shall prevail.

1.03 Community Master Plan

Homestead at Hog Mountain – is a Traditional Neighborhood Development that includes approximately 66 acres. The site includes an extensive network of walking trails with a planned connection to Little Mulberry Park, as well as a swimming pool, a recreational field, pocket parks, and a town center. It is the intent of the developer to protect the natural features of the community throughout the course of development. Consequently, these Design Guidelines will also reflect that sensitivity in its approach toward the design review and construction of residences within the Development.

2.0 Organization and Responsibilities of the Development's Architectural Review Board (ARB.)

2.01 Mission and Function

No structure that has not been pre-approved is to be erected in the Development without being approved by the Architectural Review Board. The ARB uses the Pattern Book, Design Guidelines, and Covenants to assure an attractive, compatible, and aesthetically pleasing community. The Pattern Book and Design Guidelines are used by the ARB for the evaluation of projects submitted to them. The final decision of the ARB may be based on purely aesthetic considerations. It is important to note that these opinions are subjective and may vary as committee members change over time. The developer reserves the right to revise and update the Pattern Book and Design Guidelines as well as the performance and quality standards to respond to future changes.

2.02 Membership

The ARB is comprised of 3 to 5 members appointed by the Declarant during the Declarant Control Period, and thereafter by the Master Association Board. If the majority of ARB members are owners, a builder or contractor, and/or a design professional for the project being reviewed then approval powers will be held by the Declarant and/or the HOA Board.

2.03 Scope of Responsibility

The ARB has the following responsibilities:

1. Evaluating each of the plans submitted by an owner or owner's representative for adherence to the Covenants, Pattern Book, and Design Guidelines, as well as compatibility of the design with the adjoining sites and common spaces.
2. Approving all new construction, that is not pre-approved.
3. Monitoring the design and construction process in order to ensure conformance with the Covenants and Design Guidelines.
4. Enforcing the Design Guidelines through special assessment or self-help as described in the Covenants.

5. Interpreting the Covenants, Pattern Book, and Design Guidelines at the request of the Owners.
6. Approving all modifications to existing structures, including but notlimited to walls, fences, exterior painting, material replacements, window tinting, renovations, additions, play structures, landscaping, and any other exterior modification.

2.04 Enforcement Powers

Any structure or improvement that is placed on any home site without ARB approval is considered to be in violation of the Pattern Book, Design Guidelines, and the Covenants. The ARB has the power to request that the non-conforming structure be brought into compliance at the owner's expense. Should the owner fail to comply with the requests of the Board, the ARB will act in accordance with the Covenants to bring the non-conforming item into compliance.

2.05 Limitation of Liability

Approval by the ARB does not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans. Owners should work with their architect and/or contractor to determine whether the design and materials are appropriate for the intended use. In addition, approval by the ARB does not assure approval by any governmental agencies that require permits for construction. Owners are responsible for obtaining or ensuring that their architect or contractor obtains all required permits and approval from the ARB before commencement of construction. The Declarant, the Association, the Board of Directors, any committee, or member of any of the foregoing shall not be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any home site. In all matters, the committees and their members shall be defended and indemnified by the Association as provided in the Covenants.

2.06 Amending the Design Guidelines

As the development grows, it may become necessary to amend the design guidelines. Suggested amendments to the guidelines may be submitted to the ARB for review. The board shall agree upon what is to be amended and the exact wording of the proposed amendment. The board will then recommend to the community association board of directors that the amendment be adopted. The community association board of directors shall then vote to approve or reject the amendment to the design guidelines. All amendments to the design guidelines shall be recorded with the Covenants and the revised Design Guidelines shall be made known to the community.

3.0 The Design Review Process

3.01 Review of Plans

The ARB will review design submissions as submitted by owners. Preliminary/Final submissions must contain: (2) architectural drawings for all elevations, (2) site development/grading plans, and material samples (if requested). The ARB members will review submissions and communicate approval, approval with conditions, or rejection within 30 business days. Final Approval must be obtained before beginning construction. Builders must submit Final plans reflecting any required changes/conditions imposed by the ARB for review in order to schedule a clearing inspection. Submission requirements are outlined in Section 5.

NOTE: Members of the Board are allowed to provide consulting services for builders, property owners or developers who are building within the community. Should a member of the ARB submit a plan for review by the Board, the member shall not be allowed to vote on the approval of said plan.

3.02 Conditions of Approval / Rejection of Plans

Approval by the ARB shall in no way relieve the owner of responsibility and liability for the adherence to any applicable ordinances and codes. Plans submitted for review or any portion thereof, may be disapproved upon any grounds, which are consistent with the purpose and objectives of the ARB, including purely aesthetic considerations.

3.03 Architectural and Contractor Requirements

All plans for the construction of dwellings and other buildings or significant structures in the Development must be designed and drawn by an architect who is registered and licensed in the State of Georgia or a professional, experienced home designer.

All homes within the community must be constructed by an approved builder. Builder approval requirements are listed in Section 16 and the builder application form can be provided by the ARB.

Should a builder develop a history of citations, violations, misconduct, inappropriate behavior, and consistently demonstrates a disregard for the community regulations, the ARB, after conducting a hearing, may permanently refuse to accept plans from said builder.

3.04 Preliminary/Final Review

The design review process is divided into two steps, a Preliminary/Final review and a Final submission. The purpose of the preliminary review is to allow the Owner and ARB to work together to arrive at an approved design that complies with the Pattern Book, Design Guidelines, and Covenants. For the Preliminary/Final review, the applicant or authorized agent must submit accurate engineering drawings of the proposed building and site layout for approval. The ARB reviews these plans for design and technical issues as set forth in the Pattern Book and Design Guidelines, and may approve, approve with conditions, or reject the plans. No contractor may present preliminary plans with the intention of commencing construction prior to a subsequent final approval. The ARB may, at its sole discretion, grant Final approval to begin construction without imposing requirements/conditions. If the builder is granted Final approval at the time of the review, a clearing inspection will be scheduled immediately.

Note: Each application to the ARB shall contain a representation and warranty by the owner that use of the plans submitted does not violate any copyright associated with the plans. Neither the submission of the plans to the ARB, nor the distribution and review of the plans by the ARB shall be construed as publication in violation of the designer's copyright, if any. Each owner submitting plans to the ARB shall hold the members of the ARB, the Association and the Declarant harmless and shall indemnify said parties against any and all damages, liabilities, and expenses incurred in connection with the review process of this Declaration.

3.05 Final Submittal

For Final Approval, the applicant or authorized agent must submit two copies of amended Architectural and Site Plans for the project. These drawings should address all the conditions imposed by the ARB during the Preliminary/Final review. The ARB Coordinator will verify that all conditions/requirements imposed by the ARB have been implemented, or, in the case of a divergence, schedule the submittal for another review.

3.06 Additional Meetings with the ARB

If an application for approval is denied or conditions are unacceptable, the applicant may appeal the decision and resubmit the proposal.

3.07 Variances

From time to time, the Pattern Book, Design Guidelines, or existing site conditions may impose an undue hardship that may inhibit construction on a particular home site. In such case, the applicant may submit a variance application (in addition to the construction application) to the ARB. The ARB will grant or deny the variance request in writing. No variances are allowed unless the applicant has received a written notice of approval from the ARB. Any variance granted is unique and does not set any precedent for future decisions of the ARB. During the Declarant Control Period, all variance requests require the Declarant’s signature.

3.08 Design Review Fees

Design review fees will be established and published by the ARB. The purpose of these fees is to cover all expenses related to the processing of applications for construction. The design review fee must be included in the preliminary submission. Submissions received without the design review fee will be considered incomplete, and returned to the Owner. The ARB reserves the right to change these design review fees at any time without notice.

The Homestead design review fee is $1,500.

3.09 Construction Deposit:

The builder will post a refundable construction deposit of $3,500 before receiving approval for construction. The ARB will not accept payment from property owners for the construction deposit. The builder may not transfer the ownership of this construction deposit to the property owner unless authorized in writing by the ARB. This deposit will be per builder, and not per job. The funds will be held in an account by the ARB and any interest earned will be contributed to the HOA or to fund the operations of the ARB.

Should the builder accrue any fines during construction, the amount of the fine will be deducted from the construction deposit. The builder will then be required to replenish the amount deducted from the construction bond within fifteen days of incurring the fine.

3.10 Renovation / Additions to Existing Structures

All renovations, additions, or improvements to existing structures must be approved by the ARB if they are visible from the exterior. The applicant or authorized agent shall submit plans showing the nature of the work to be performed, an application for revisions, and a $800 review fee. In addition, a $1000 construction deposit shall be submitted before starting work. The ARB reserves the right to increase this deposit as necessary to cover the scope of work proposed by the applicant. This construction deposit shall be returned when all work is complete and the project has been inspected and approved by the ARB.

3.11 Final Approval

The final approval letter is issued after the ARB approves the submitted plans for construction. The applicant must then submit a copy of the building permit issued by Gwinnett County to the ARB prior to beginning construction.

3.12 Completion/Occupancy

Upon completion, all structures, landscaping, and drainage must be inspected for compliance with the approved final plans. Upon passing inspection, a certificate of completion will be issued to the homeowner.

Note: Approval by the ARB does not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans. Owners should work with their architect and or contractor to determine whether the design and materials are appropriate for the intended use. In addition, approval by the ARB does not assure approval by any governmental agencies. The Declarant, the Association, the Board, any committee, or member of any of the foregoing shall not be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any home site.

4.0 The Construction Process

4.01 Construction Time Limit

All dwellings and other structures must be completed within one year from the date the building permit was issued. Exceptions may be granted where such completion is impossible, when continuation would result in great hardship to the owner or builder due to strikes, fires, or national emergency, or natural calamities as deemed by the ARB. If an extension is needed, the builder may submit an extension request, including projected completion date, in writing to the ARB. Failure to complete the project within the deadline will result in either special assessments, self-help measures, or other enforcement rights as set forth in the Covenants.

If construction has not commenced within six months after the date of the final approval, it shall be deemed to have expired unless applicant, prior to such expiration date, has requested and received an extension in writing from the ARB.

4.02 Builder's Sign

Although the Declarant and/or Association Board reserves the right to place a standard Homestead at Hog Mountain Sign that designates the builder and lot number, no other signs will be allowed.

The ARB reserves the right to remove any signs placed within the community either by builders, contractors, services, etc.

4.03 Port-A-John

A port-a-john will be required for each job site. Port-a-johns should be serviced on a weekly basis. The ARB reserves the right to require a single vendor to be used within the community.

4.04 Tree Protection

As mentioned in the introduction, one of the primary goals of the Pattern Book and Design Guidelines is the preservation of the property's existing natural features. Because of this, tree removal outside of the building envelope must be kept to an absolute minimum. All trees outside of the building envelope that are 6" in caliper and greater or are in a tree save location are considered protected. Each applicant must submit a tree survey, and flag trees to be removed prior to commencing construction. Tree protection requirements are as follows:

a. Protective fencing shall be installed at the drip line, prior to any clearing, site work, or construction activity.
b. The barricade shall be constructed of suitable post extending a minimum of 3 feet above grade. Posts shall be spaced appropriately and shall be joined continuously by orange plastic mesh fencing.
c. The barricade shall remain in place and in good condition for the duration of the construction activity and shall be the last item removed from the site during final cleanup.
d. Storage, temporary, or otherwise, of equipment or materials is not permitted under the drip line of trees.
e. No signs shall be nailed to trees.
f. No controlled fires will be allowed in a tree save area or elsewhere in the Development.
g. No concrete washout shall be allowed in a tree save area.
h. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of underneath any tree save area.
i. All trees shall be maintained, cared for and repaired in the event of damage by builders until the property is transferred by lease or sale to a third party.
j. If trees designated for preservation are cleared or removed during construction, the builder shall be subject to a fine of $200 for each tree removed. In addition, replacement trees may also be required. The replacement trees shall be of the same species at a replacement rate of 0.5 calipers for every caliper removed. (For example, if 3-8" caliper (24" total caliper) trees are removed, they shall be replaced by 12" (24"x 0.5) total caliper of replacement material.
k. Failure to follow any of the tree protection standards listed above will result in a fine of $200 per incident.

4.05 Erosion Control

The Development is required by the State of Georgia to maintain high water quality standards within the development. In order to meet these criteria, an erosion control plan is mandatory for all home sites. The following erosion control measures shall be followed on all job sites. Unless mentioned otherwise, all job sites must adhere to the requirements of the most recent Manual for Erosion and Sediment Control in Georgia and any requirements enforced by Gwinnett County.

1. Type "C" Silt fence shall be installed on the lower portion of the disturbed area, as per the requirements of the most recent Manual for Erosion and Sediment Control in Georgia.
2. A rocked/gravel construction entrance shall be established at the time of initial clearing and grading and maintained until a permanent pavement drive has been installed.
3. All disturbed areas must be permanently seeded and stabilized within 10 days of establishing final grade around the house and the contractor must install temporary seeding and mulching on all disturbed areas when no land disturbing work is being accomplished on site. (i.e. grading).
4. All drainage shall be routed to avoid damage or erosion on adjacent properties and/or easements.

Furthermore, erosion control measures submitted to the ARB shall be maintained by the builder during construction. Failure to properly maintain erosion control measures will result in a fine of $2000. Each offense thereafter will also incur a $2000 fine. In addition, multiple offenders will reimburse the Development for any costs incurred in bringing job site erosion control measures into compliance, as well as for repairing any damage to adjacent properties due to a lack of maintenance. The Association reserves the right to inspect and require modifications/corrections to existing drainage systems adversely affecting adjacent properties and/or easements.

4.06 Site Maintenance

Contractors and subcontractors must maintain the job site in a clean and orderly condition.

1. No fires are allowed on construction sites. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of on any lot or any drainage ditch, stream, or lake.
2. No materials may be stored or placed in the streets, swale, right-of-way, or natural areas.
3. Construction materials, materials to be discarded, equipment or vehicles shall not be placed in a designated tree save area.
4. Only usable construction materials may be stored on a construction site. They must be neatly stacked or placed in a way that they are not visible from adjacent sites, if possible.
5. All wrapping and packaging materials and food containers must be placed in a covered/enclosed trash receptacle to prevent debris from blowing onto adjacent property.
6. Discarded construction materials and debris must be contained within a dumpster. Dumpsters shall be placed on the lot as soon as possible and shall remain in place until construction is complete.
7. Dumpsters, debris bins and other trash receptacles shall not exceed capacity. Schedule prompt pick up for bins and receptacles exceeding 75% of capacity to avoid overflow.
8. Lots adjacent to the construction site shall not be disturbed in any manner without written permission of the owner of the lot which has been or will be disturbed. Individuals who are in violation of this regulation shall be required to restore the lots to a condition deemed acceptable by the ARB prior to receiving a refund of their construction bond.
9. At the time of the grading and clearing inspection, the ARB representative will note the condition of the curbing in the street adjacent to the home site. Should the curbing be substantially damaged during construction, the contractor shall be required to replace and or repair said curbing at their expense.

Care shall be exercised in the storage of materials and debris. Should it become necessary for the Association to clean a site or have a site cleaned, the cost will be deducted from the construction bond.

4.07 Sidewalk Installation

If relevant, the ARB will require the builder to construct a sidewalk along the lot in accordance with the development plans that will be provided by the ARB upon request. In lieu of installation by the builder, the ARB will require a payment to cover the installation.

4.08 Construction Parking Limitations

There shall be no parking or driving onto lots that are adjacent to the construction site.
Construction parking on any internal street is limited to trade vehicles and deliveries only. Construction trailers must be approved by the ARB and parked on the jobsite so as not to obstruct traffic. Contractors should use discretion in all other areas of the development, and make an effort to avoid dangerous traffic congestion where multiple homes are under construction.

4.09 Right to Enter and Inspect Property for Compliance

The right of entry and inspection is specifically reserved by the ARB, its agents and representatives, and Jackson EMC RightChoice Representatives to visit all or any portion of the Owner's property for verifying compliance with the requirements of the ARB. A representative of the ARB will make periodic inspections during the entire construction period. The Owner will be notified in writing with a copy to the architect/designer and general contractor of any items and exceptions noted in the inspection report and all such items and exceptions must be completed or resolved within a reasonable time period.

4.10 Conduct of Workers

Contractors shall be allowed to work from 7 a.m. to 7 p.m. on Monday – Friday, and 9 a.m. to 3 p.m. on Saturday. No work shall be performed on Sunday. No alcohol or drugs are permitted on site. Animals are prohibited. Firearms are prohibited. No harassing or loud behavior is permitted. Contractors and workers shall not travel recklessly or at speeds in excess of posted limits. Workers shall not be allowed to travel the property unnecessarily or use the amenities. No children or workers under the legal age of employment as determined by the state of Georgia shall be allowed on any jobsite at any time. Any contractor who is in violation of these regulations will be fined in accordance with the Fine Schedule in Section 14.0. Additional violations may result in the contractor being denied access to the property.

4.10 Revisions and Changes during Construction

All revisions and changes made during construction shall be submitted in writing to the ARB for approval

prior to the implementation of such change. All revised drawings, material and color samples must be submitted along with the revision request. The ARB will grant the request in writing. Failure to obtain written approval for any revision during construction will result in fines being deducted from the construction deposit.

4.11 Termination / Replacement of Builder

The ARB shall receive written notification of any decisions by the Property Owner to terminate or replace a builder during the construction phase. Before commencing with construction, the new builder shall post a construction deposit. Once this deposit is received, the ARB will refund the remaining construction deposit to the builder who was terminated.

4.12 Return of Construction Deposit

When all construction is complete, including landscaping, the builder may request a final inspection by the ARB. At this time, a member of the ARB will inspect the project for compliance with the approved plans. If the site is in compliance, the ARB representative will return the construction deposit and provide the builder with a letter stating that they are in compliance. If the site is not in compliance, the ARB will submit a letter stating all deviations from the approved plan to the builder. The builder must then submit a revised plan and or survey showing deviations from the approved plans. **Note:** Any unapproved deviation from approved plans may result in fines or other measures.

4.13 Alterations / Remodeling / Improvements / Repainting of Approved Structures

Any exterior change to an existing structure requires approval from the ARB before commencing with work. All exterior changes or renovations shall be submitted to the ARB for approval. However, repainting using the last approved paint color does not require approval.

4.14 Notification and Procedure for correction of Site Violations

Violations may be e-mailed, or phoned-in depending on the severity of the violation. Once notified, the contractor has 48 hours to comply with ARB jobsite requests. After such time, ARB may issue a stop work order and demand that the contractor take action to stop any offending actions.

If the stop work order is ignored and the violation not corrected, the contractor, at the discretion of the ARB, may forfeit the entire construction bond. This action may be used in extreme cases where the violation is severe, and/or the contractor has a history of violations.

In the event of an emergency that involves property damage, the breaking of local ordinances, or extreme unkempt conditions, the ARB, at its discretion, may take corrective action to solve any ARB jobsite violation. The cost associated with such actions may be billed back to the contractor and deducted from the ARB bond.

5.0 Specific Submission Requirements

5.01 Plan submission Requirements for Design Review

The following submission requirements must be met prior to obtaining final approval for construction. A design review checklist can be found at the end of these Design Guidelines.

1. **Existing conditions –** min scale 1”=20’. All existing conditions plans must be drawn by a registered land surveyor (RLS.) These drawings must include the following information:
    A. Owner’s name
    B. Designer’s name
    C. North Arrow and scale
    D. Property lines with dimensions and bearings
    E. Setback lines
    F. Wetland lines
    G. Easement lines
    H. Existing two-foot contour lines
    I. Existing trees 6” and greater in caliper
    J. Adjacent street names

K. Existing Utility structures
L. Outline of exterior walls, decks, and driveways on adjacent lots

2. **Site Plan** – min scale 1"=20'. The site plan must be drawn by a registered land surveyor (RLS), registered engineer (PE), registered landscape architect (RLA.) These drawings must include the following information: (This information may be added to the existing conditions map.)
   A. Proposed location of home
   B. Dimensions from corner of foundation to adjacent property line
   C. Proposed driveway and walks
   D. Spot elevations on corners of driveway and walk (with flow arrows showing drainage)
   E. All dimensions and material calls
   F. Proposed fences
   G. Proposed retaining walls (indicate wall material, top of wall and bottom of wall elevation)
   H. Proposed pool or spa location
   I. Location / materials/ finish of all outdoor living spaces (patios, decks and terraces)
   J. Proposed accessory structures (out building, trellis, etc)
   K. Finish Floor Elevation (FFE) of first floor and garage
   L. Proposed two-foot contour lines
   M. Drain locations, sizes, flow direction, and invert elevation.
   N. Locations and inverts of day-lighted drainpipe
   O. Location of service area
   P. Location of all silt fencing and any erosion control structures.
   Q. Total impervious area.
   R. Impervious area as a percentage of the site area
   S. Tree removal chart detailing trees and calipers to be removed from the home site.
3. **Architectural Plans** – minimum scale of 1/4"=1'-0"
   A. FLOOR PLANS
      1) Interior rooms dimensioned and named
      2) All window and door openings shown
      3) Roof overhang with a dashed line
      4) Total square footage of structure
      5) Heated square footage of structure

   B. BUILDING ELEVATIONS
      1) Front, rear and two side elevations
      2) All elevations labeled so they correspond with site plan
      3) Finish grade line shown against house
      4) Brick courses shown
      5) All materials and finishes called out
      6) Fascia, Trim and handrail details
      7) All decks and terraces shown

4. **Landscape Plans** – minimum scale of 1"= 20'
   A. Owner's name
   B. Designer's name, address, telephone and email address
   C. North arrow and scale
   D. Property lines with dimensions and bearings
   E. Location of all existing trees over 6" in diameter
   F. Identify Trees to be removed
   G. Location of all structures (including decks, trellises, fences, gazebos, etc.), pavement, and utilities
   H. Location of all lawn areas and shrub bed lines
   I. Location of all proposed plant material
   J. Plant list with quantities, botanical names, common names, sizes and specifications
   K. Additional drainage requirements not indicated on the submitted site plan
   L. Location and specifications of all exterior lighting fixtures
   M. Total area of lawn in square feet
   N. Total area of lawn as percentage of site
   O. At a minimum, the following landscaping will be required for all homes:
      1) Street trees shall be installed per the schedule that will be provided by the ARB for

each lot.

2) Sod shall be required in front yard area and the area between the sidewalk and curb

3) The rear yard may be seeded or sodded. If seed is used, the construction bond will not be released until the seed has been established to the ARB's satisfaction
4) Bark, mulch, or pine straw shall be used in all plant beds and areas without grass, to be maintained in a weed-free condition

5. Material Samples (If Requested by ARB)

A. Siding material (brick sample and mortar colors, if applicable)
B. Roofing cut sheet
C. Garage door type and color
D. Front door type and color
E. Window cut sheet
F. Site lighting
G. Color samples- (color painted on a 4"x4" panel, if required by ARB.)
H. Body color
I. Trim color
J. Driveway samples

6.0 ARCHITECTURAL DESIGN GUIDELINES

6.01 General Standards

Homes must be designed in conformity with the standards, requirements and guidelines set forth in the Covenants, the Pattern Book, and the Design Guidelines. All footprints and garages must be sited within the setbacks, unless the setbacks are altered by Gwinnett County. Plans submitted for review, or any portion thereof, may be disapproved upon any grounds that are consistent with the purpose and objectives of the ARB, including purely aesthetic considerations.

6.01 Modular Construction

No modular home or manufactured home shall be placed, erected, constructed or permitted within the development. "Modular home and manufactured home" shall include any prefabricated or pre-built dwelling which consists of one or more transportable sections or components and shall also be deemed to include manufactured building, manufactured home, modular building, modular home, modular construction, and prefabricated construction as defined by the Georgia State Building Code. The placement of prefabricated and transportable sections onto a permanent foundation and the inspection of the resulting structure by the building inspector under the Georgia State Building Code shall not exempt such structure from this prohibition. Prefabricated accessory structures, such as sheds and gazebos, must be reviewed and approved by the ARB.

6.02 Setback Requirements

Setback requirements shall be as set forth in the Gwinnett County Zoning Ordinance. Some guidance is given in the Pattern Book for each lot type.

6.03 Dwelling Size Requirements

Dwelling size requirements shall be as set forth in the Gwinnett County Zoning Ordinance. Some guidance is given in the Pattern Book for each lot type.

6.04 Height Requirement

Building height requirements shall be as set forth in the Gwinnett County Zoning Ordinance.

6.05 Front Façade

While variety is encouraged, a strong emphasis should be placed on following traditional tastes in building massing and detailing. All facades should illustrate a clean, well thought out appearance. Foremost wall of front elevation should be planned in accordance with the existing structures on the street to present a balanced streetscape. The primary patterns of homes within Homestead are Southern Classical, Homestead Farmhouse, and Low-Country as detailed in the Pattern Book. Other "spice" patterns are provided, and will be reviewed in order to ensure compatibility with main patterns and existing homes.

6.06 Front Porches

All covered porches visible from the street shall have a minimum depth of eight feet. Corner lots are recommended to have a porch follow the street wall around the corner to occupy a minimum of 30% of the side yard elevation facing the adjoining street.

6.07 Approved Exterior Siding Material

Exterior siding material shall be contiguous on the front and side elevations of all homes.

1. Approved exterior siding materials:
   A. Brick
   B. Cement Stucco
   C. Cedar Shakes
   D. Stone
   E. Hardiplank or approved equal
   F. Wood siding.

2. The following exterior siding materials are not approved for use as the predominate siding material.
   A. Vinyl Siding
   B. Vinyl Shakes
   C. Cultured Stone

6.08 Finished Floor Elevation / Foundation

It is required that all homes be constructed with a minimum dimension of 18" from finished grade to the first floor. The foundation material for all homes shall extend up a minimum distance of 24" from finished grade. The following are approved foundation materials: stone, brick, block or stucco.

NOTE: Foundation walls shall not extend beyond the setback lines.

6.09 Roofs and Dormers

All dormers should be designed in a manner and with proportions that are compatible with the architectural style of the house. All dormers are subject to approval by the ARB on a case by case basis.

Approved roof materials shall consist of the following:

1. 30-year or better dimensional fiberglass shingles.
2. Cedar shakes.
3. Slate
4. Synthetic-Slate
5. Standing seam metal
6. Ribbed Metal.

NOTE: Solar or other energy efficient options can be approved by way of variance.

6.10 Gutters and Downspouts

Gutters and downspouts shall be required for all homes. All gutters shall be seamless and shall be painted to match or complement the trim color of the house.

7.0 UTILITIES

7.01 Natural Gas / Electric Utilities

The electrical service panel for the house should be installed on the same side of the lot as the electrical service transformer.

All homes shall be required to have an electric water heater and an electric heat pump. Other gas appliances will be allowed (i.e. fireplaces, cooktops, etc).

7.02 Jackson EMC RightChoice Program

All homes built in the community will be required to adhere to Jackson EMC RightChoice Program, including all inspections and certifications.

7.03 Grinder Pumps
Those homes that are serviced by the community low-pressure sewer system will be required to install a grinder pump in compliance with all Gwinnett County and ARB requirements.

7.04 Storm Management Wells
Lots may require storm management wells for storm water runoff control. If needed, ARB will provide information.

8.0 ACCESSORY AND DECORATIVE STRUCTURES

8.01 Accessory Dwelling Units (ADU's)
All residential parcels have the ability, by right, to construct an Accessory Dwelling Unit on their parcel. All ADU's are subject to ARB review and should be architecturally compatible with the primary residence, and similar in color.

8.02 Outbuildings
The location and appearance of outbuildings shall be submitted and approved by the ARB prior to construction. Outbuildings should be architecturally compatible with the home, and similar in color.

8.03 Arbors and Trellises
Arbors and Trellises are permitted. Location, elevations and finishes must be submitted to the ARB for approval prior to beginning construction.

8.04 Fences and Walls
All fencing within the community must be reviewed by the ARB to ensure aesthetic compatibility within the development. Fencing of the entire lot is not permitted. The ARB reserves the right to approve or require the use of fences along the side yard of the home. The location of all fences and walls shall be submitted on the site plan for approval.

Location and materials used for all retaining walls must be submitted for approval. Retaining walls may be constructed of concrete block and brick, timber, crossties, stone, or an interlocking wall system (i.e., keystone or an approved equal.)

NOTE: Stucco finishes on retaining walls will not be approved unless the wall has a brick or rock accent.

8.05 Flagpoles
No in-ground flagpoles will be allowed. One decorative/seasonal flagpole will be allowed to be displayed from each house. Flags shall not be hung from trees, deck railing, or overhangs.

8.06 Swimming Pools / Hot Tubs / Water Features
Any and all proposed swimming pools, hot tubs, fountains, etc. must comply with Georgia State Law in addition to the Pattern Book and Design Guidelines.

Above ground swimming pools are prohibited. Bubble covers for below ground swimming pools are prohibited. Pools may not be installed in the front yard of any home. All Plans for swimming pools and/or hot tubs must be submitted to the ARB for approval. Swimming pools which are installed in side or rear yards of lots that are adjacent to other lots may be subject to additional screening requirements as imposed by the ARB.

Hot tubs shall not be installed on the front yard of any home. Hot tubs installed on the side or rear of lots adjacent to other amenities or other lots may be subject to additional screening requirements as imposed by the ARB.

8.07 Decorative Objects
All decorative objects placed on the property are subject to ARB approval. Decorative planters may be placed around the home. However, the size, number and type of planters are subject to ARB approval.

8.08 Clothesline
There shall be no outdoor clothesline on any home site.

8.09 Tennis Courts
Private tennis courts shall be prohibited.

8.10 Pet Enclosures / Houses
Birdhouses are allowed as long as they are not placed in the side or street side yard.
Dog runs are not allowed.

8.11 Swing Sets / Play Structures
Swing sets and play structures are allowed under certain conditions. The structures must be made of wood or similar material with a natural finish. The swing set or play structure shall not be visible from any street, not including Alleys. Plans showing the location and finish of all play structures must be submitted and approved prior to construction.

Basketball goals are permitted if the goal is a permanent structure and the backboard itself is not facing the street, not including Alleys. The location and finish of basketball goals shall be submitted and approved prior to construction.

9.0 GRADING AND DRAINAGE

A proposed grading and drainage plan must be submitted in order to obtain ARB approval for construction. The site grading and drainage plan must be drawn by a registered land surveyor (RLS), registered engineer (PE), registered landscape architect (RLA.) These drawings must include the following information: Drainage from your home site must flow to the lowest elevation on your property. Drainage shall not flow onto adjacent lots. You will be held responsible to repair any adverse effects (i.e. erosion) of improper or excessive storm water runoff. Erosion control measures – including silt fencing – shall be installed and maintained by the Owner during construction. Failure to construct/maintain erosion control measures and drainage systems shall result in fines.

10.0 DRIVEWAYS AND WALKS

10.01 Driveways
All driveways shall be constructed of concrete with a uniform pattern of scoring joints. Other driveway materials shall be brick or pavers. Colored or stamped concrete is not permitted within the development. Entry statements used in conjunction with the driveway are subject to ARB approval. The entry must be discrete and reflect the architectural details and materials of other site elements and the home. This element must be setback off the street behind the right-of-way line.

NOTE: On longer driveways on the Estate and Preserve Lots, asphalt driveways may be considered by way of variance.

10.02 Walks
Walkways shall be constructed using materials consistent with the driveway or prominent architectural features of the house. All material selections and location of walks shall be approved by the ARB. Approved materials for walkways areas follow:

A. Concrete/stamped concrete.
B. Brick/stone pavers.
C. Fine Gravel/Pebbles/Slate Chips
D. For natural areas, mulch or pine straw.

11.0 LANDSCAPING IRRIGATION, AND LIGHTING

11.01 Submission requirements
Landscape plan submissions should be made no later than after the house has been dried in. Submission requirements for landscape plans are located on the Design Review Checklist.

11.02 Landscape Plan Requirements

At a minimum, the following landscaping will be required for all homes:

1. Street trees shall be installed per the schedule that will be provided by the ARB for each lot.
2. Sod shall be required in front yard area and the area between the sidewalk and curb, if applicable.
3. The rear yard may be seeded or sodded. If seed is used, the construction bond will not be released until the seed has been established to the ARB's satisfaction
4. Bark, mulch, or pine straw shall be used in all plant beds and areas without grass, to be maintained in a weed-free condition

11.03 Timing of Landscape Installation

All landscape installation shall be completed within 45 days of receiving a certificate of occupancy. If this deadline cannot be met, the owner may request an extension from the board in writing. Failure to meet this deadline will result in fines being deducted from the construction bond.

11.04 Irrigation Requirements

An automatic, underground irrigation system shall irrigate all landscape areas including lawn areas and plant beds. Irrigation strips may be installed between the sidewalk and curb. Irrigation heads should be selected by type of planting to reduce water consumption. Irrigation system should include a rain sensor. Irrigation system should cover the planted areas to the back of the curb and/or edge of pavement. It will be the responsibility of the owner to repair sidewalks damaged by irrigation installation.

11.05 Lighting

All exterior lights shall consist of fixtures that prevent light from escaping through the top and sides of the fixture. Down lighting is encouraged to reduce glare, better light drives and paths, and to protect neighboring properties from bright light sources. However, up lighting can be used if approved by the ARB.

Flood lights should be pulled back from the corner of the structure by at least 5 feet.

Colored lights are prohibited. Spotlights/Floodlights will be considered on a case-by-case basis, depending on orientation and location. Pole lights will be reviewed on a case-by-case basis.

All path and landscape lighting must consist of low voltage lamps. Path and landscape lighting shall have a maximum height of 36”. Landscape lighting must be concealed in daytime.

The ARB reserves the right to manage all Holiday lighting and decorations.

12.0 ADDITIONAL REQUIREMENTS

12.01 Storage of Recreational Vehicles and Equipment

All permanent vehicles, including golf carts, shall be kept in a garage. Recreational vehicles (boats, motor homes, and campers) shall be stored in the garage. Any other vehicles or equipment (trade vehicles, trailers) that cannot be stored in a garage or screened from view may be removed from the property at the owner’s expense.

12.02 Signage

No unapproved signs, except as provided in the Declaration of Covenants, are permitted on the property. This includes, but is not limited to, political signs, or any other type of advertising structure.

Unapproved signage may be removed at any time without warning by the ARB. Should an unapproved sign be erected on a home site that is under construction, the builder is subject to a minimum of a $500 fine plus the cost incurred by the ARB in removing and disposing of the unapproved sign.

12.03 Street Tree Planting Schedule

Refer to the Street Tree Map in the ARB office to determine what tree needs to be planted on each home site.

13.0 FINE SCHEDULE

The following is a Schedule of Fines for violations of the established Design Guidelines. Violations may be e-mailed, or phoned-in depending on the severity of the violation. Once notified, the contractor has 48 hours to comply with ARB jobsite requests. After such time, ARB may issue a stop work order and demand that contractor take action to stop offending actions.

If the stop work order is ignored and the violation not corrected, the contractor, at the discretion of the ARB, may forfeit the entire construction bond. This action may be used in extreme cases where the violation is severe, and/or the contractor has a history of violations.

In the event of an emergency that involves property damage, the breaking of local ordinances, or extreme unkempt conditions, the ARB manager, at his or her discretion, may take corrective action to solve any ARB jobsite violation. The cost associated with such actions may be billed back to the contractor and deducted from the ARB bond.

Before a fine is levied, a notice of violation will be emailed, phoned, mailed or faxed to the responsible party. If the violation is not corrected within a reasonable amount of time, a Citation will be issued. Fines may be disputed with the ARB within ten (10) days of issuance, at which time they will be deducted from the construction bond. The builder then has ten (10) days to replenish the amount deducted from the construction bond in accordance with the ARB Design Guidelines.

VIOLATION	FINE
❑ Job site debris on site	$200.00
❑ Job site debris on adjacent property	$200.00
❑ No commercial trash enclosure	$200.00
❑ No gravel drive	$200.00
❑ Dirt/gravel in road	$200.00
❑ Materials in right-of-way or road	$200.00
❑ Construction equipment or material on adjacent lot	$200.00
❑ Parking violation	$200.00
❑ Unapproved trailer/dumpster	$200.00
❑ No port-a-john on site/or Non-Conforming port-a-john	$200.00
❑ Unauthorized Sign	$500.00***
❑ Unauthorized burning	$200.00
❑ Unauthorized clearing of lot	$5000.00
❑ Unauthorized removal of trees	$1000.00
❑ Unauthorized revisions/improvements	$500.00
❑ General nuisance/misconduct / working outside authorized work times/ working on Sunday (applies to property owners as well)	$500.00
❑ Traveling in excess of posted speed limits	$200.00
❑ Unauthorized exterior finishes (e.g., paint, stain, roofing	Forfeit of
❑ materials or design.)	construction bond.
❑ Erosion into drainage facility	$500.00
❑ Silt fencing uninstalled/damaged	$200.00
❑ Tree fencing uninstalled/damaged	$200.00
❑ Improper routing of drainage	$500.00
❑ Damaged tree: 6” caliper or greater	$200.00

**Above listed fines are the maximum levied for first time violations, they are doubled for future/repeat violations. Initial fines may be reduced or waived at the discretion of the developer.*

*** If it becomes necessary for the Developer to schedule maintenance/repairs on a job site, the Contractor will also be held responsible for the cost of said actions.*

**** This fine also includes reimbursement of funds that were incurred by the ARB to bring the site back into compliance*

14.0 CERTIFICATE OF COMPLIANCE

ESTD. 2020

Homestead

AT HOG MOUNTAIN

Certificate of Compliance

This Certifies that the Residence of

_____ , *Lot* _____

Has been constructed in accordance with the Approved Final Plans, as verified by:

_____

ARB Representative

And is in compliance with the Pattern Book and Design Guidelines established by the Architectural Review Board

*Date:*_____, *20*__

_____

ARB Chairperson

_____

Contractor

Note: Approval by the ARB does not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans. Owners should work with their architect and or contractor to determine whether the design and materials are appropriate for the intended use. In addition, approval by the ARB does not assure approval by any governmental agencies and the Certificate of Compliance will not be issued until approval is reached with Gwinnett County. The Declarant, the Association, the Board, any committee, or member of any of the foregoing shall not be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any home site. In all matters, the committees and their members shall be defended and indemnified by the Association as provided in the Declaration of Covenants.

15.0 BUILDER REQUIREMENTS

Requirements for Approved Builders: As stated in section 3.03, only approved builders shall be allowed to construct homes in Homestead. The following items shall be submitted to the ARB in order to be considered for addition to the list of approved builders.

1) Name and contact information for any and all lenders being used on the project being built.
2) General Liability Insurance Policy.
3) Umbrella Liability Insurance Policy.
4) Workman's compensation insurance certificate (This information should cover subcontractors)
5) Builders risk policy per home constructed.
6) Three former client references.
7) Three subcontractor references.
8) Three vendor references.
9) Three examples of homes that have been built by the builder that is compatible with the current community architectural standard.
10) Current contractor's license
11) Complete required training for the Jackson EMC RightChoice Program.
12) Attend an interview with the ARB (if requested).

Upon reviewing these items, the ARB will notify the builder if they have been accepted onto the list of approved builders. The ARB reserves the right to approve or reject any builder for any reason, regardless of past approvals or rejections. Builders who were actively building homes within the community prior to the adoption of this revision are grandfathered into the Approved Builder list.

Removal from the Approved Builder List: Only the Declarant or ARB can remove an approved builder from the approved builder list. A builder may be removed from the approved builder list after a demonstrating what the ARB would consider a consistent inability to adhere to the community wide standards for architectural design, job site and or property maintenance.

APPLICATION FOR CONSTRUCTION

DATE | HOME SITE (SECTION/LOT):

TYPE OF CONSTRUCTION:

- ❑ NEW CONSTRUCTION
- ❑ RENOVATION / ADDITION

PROPERTY OWNER:

ADDRESS:

CITY, STATE, ZIP:

TELEPHONE: | FAX:

EMAIL ADDRESS:

BUILDER:

ADDRESS:

CITY, STATE, ZIP:

TELEPHONE: | FAX:

EMAIL ADDRESS:

LICENSE #:

ARCHITECT / DESIGNER:

ADDRESS:

CITY, STATE, ZIP:

TELEPHONE: | FAX:

EMAIL ADDRESS:

APPLICATION CHECKLIST:

Construction documents, material samples, bond and review fee must be received and approved by the ARB prior to receiving final approval for construction.

CONSTRUCTION DOCUMENTS:

Two sets of construction documents must be submitted to the ARB for review. Refer to the Design Review Checklist for specific requirements for each document. (NOTE: Landscape plans are at time of dry-in.)

- ❑ Existing Conditions
- ❑ Site Plan

- ❑ Architectural Plans
- ❑ Landscape Plans
- ❑ Material Samples

MATERIAL SAMPLES:

One set of material samples must be submitted to the ARB for review, if requested.

Foundation:

Material:

Color (include sample):

Mortar Color (if applicable):

Walls:

Material:

Color (include sample):

Trim:

Material:

Color (include sample):

Roof:

Material:

Color (include sample):

Soffits / Fascia:

Material:

Color (include sample):

Windows:

Type:

Manufacturer's Number (include cut sheet):

Color (include sample):

Front Door:

Type:

Manufacturer's Number (include cut sheet):

Color (include sample):

Garage Doors:

Type:

Manufacturer's Number (include cut sheet):

Color (include sample):

Decks and Railings:

Materials (submit detail):

Color (include sample):

Patios/Terraces:

Materials (submit detail):

Color (include sample):

Retaining walls:

Materials (submit detail):

Color (include sample):

Gables, & Dormers:

Materials (submit detail):

Color (include sample):

Driveway:

Materials (submit detail):

Color (include sample):

Exterior Lights:

Submit cut sheet:

APPLICATION FEES

Make all Checks payable to Hog Mountain Land, LLC

- ❑ Review Fee ($1,500)
- ❑ Unscheduled Review Fee ($500)
- ❑ Revision Review Fee ($800)

Date Received:

Received by:

Check #

- ❑ Construction Bond ($3500)

Date Received:

Received By:

Check #:

Area Calculations:

Heated Square Footage:

Total Home site Area:

Total Impervious Coverage:

Percentage Impervious Coverage

Agreement

We further acknowledge and understand that:

1. We have read and understand the Covenants Pattern Book, and Design Guidelines and will follow and obey said Covenants Pattern Book, and Design Guidelines.
2. ***We declare that use of the plans submitted does not violate any copyright associated with the plans. Neither the submission of the plans to the ARB, nor the distribution and review of the plans by the ARB shall be construed as publication in violation of the designer's copyright, if any. We agree to hold the members of the ARB, the Association and the Declarant harmless and shall indemnify said parties against any and all damages, liabilities, and expenses incurred in connection with the review process of this Declaration.***
3. We are responsible for completing this project as described by the drawings and specifications approved by the board.
4. We will maintain a clean construction site at all times and install a job sign, commercial dumpster or trash enclosure and port-a-john in conformance with ARB Design Guidelines.
5. We are responsible for the conduct of all workers and subcontractors performing services on this project at all times while they are engaged by us.
6. The builder and or property owner are responsible for applying for all utilities (including, but not limited to, electricity, water, and natural gas) immediately upon receiving approval for construction. Homestead will not be held responsible for construction delays due to the builder/owner's failure to apply for utilities in a timely manner. Furthermore, Homestead will not be held liable for the failure of any utility to provide their services to the builder/owner in a timely manner.

Property Owner's Signature Date

Contractor's Signature Date

ARB Chair's Signature Date

APPLICATION FOR REVISIONS TO EXTERIOR

DATE

HOME SITE (SECTION/LOT):

TYPE OF CONSTRUCTION:

- ❑ EXTERIOR COLOR / MATERIAL CHANGE
- ❑ ARCHITECTURAL RENOVATION / ADDITION
- ❑ LANDSCAPE RENOVATION / ADDITION

PROPERTY OWNER:

ADDRESS:

CITY, STATE, ZIP:

TELEPHONE: FAX:

EMAIL ADDRESS:

CONTRACTOR:

ADDRESS:

CITY, STATE, ZIP:

TELEPHONE: FAX:

EMAIL ADDRESS:

N.C. LICENSE #:

ARCHITECT / DESIGNER:

ADDRESS:

CITY, STATE, ZIP:

TELEPHONE: FAX:

EMAIL ADDRESS:

APPLICATION CHECKLIST:

Construction documents and material samples must be received and approved by the ARB prior to receiving approval for revisions.

CONSTRUCTION DOCUMENTS:

A complete set of construction documents must be submitted to the ARB for review. All exterior modifications to elevations, impervious surface coverage, landscape, and floor plans, etc. must be documented and added to the home site record on file with the ARB.

- ❑ Existing Conditions
- ❑ Site Plan
- ❑ Architectural Plans
- ❑ Landscape Plans

Additional Square Footage, if any:

Enclosed:

Heated:

Impervious Surface:

Adjusted total for Homesite record:

MATERIAL SAMPLES:

One set of material samples must be submitted to the ARB for review.

Color Change:

Existing: Color Name, Designation #, Manufacturer

Proposed: Color Name, Designation #, Manufacturer

Material Change:

Existing: Type, Color, Manufacturer

Proposed: Type, Color, Manufacturer

Detailed description of change/addition: (Include size, height, location, etc.)

Estimated Date of Construction: Estimated Date of Completion:

Signature of Homeowner or Authorized Agent Date:

VARIANCE APPLICATION

The ARB decides whether a variance is to be granted or denied based on the requirements set out in the Pattern Book, Architectural and Site Design Guidelines, and careful consideration of the merits of the individual request.

The Owner hereby makes application to the Architectural Review Board and the Board of Directors of the Property Owners Association for the following variance:

_____ft_____% variance to Side yard setback; adjacent to Lot #_____
_____ft_____% variance to Front yard setback
_____ft_____% variance to Rear yard setback
_____ft_____% variance to Conservation Area Setback

The variance requested is described in detail as follows:

_____

_____

_____

(Note: For any variance, include description of encroaching structures, number of feet in existing setback, and amount of intrusion expressed both in feet and inches or feet to tenths <u>and</u> as a percentage of existing setback.)

The reasons for the request are:

_____

_____

_____

The impacts of the request on the neighbors and/or neighborhood are:

_____

_____

Affected Contiguous Properties/Owners:

_____

_____ _____
Estimated Date of Construction: Estimated Completion Date:

_____ _____
Signature of Homeowner or Authorized Agent Date:

DESIGN REVIEW CHECKLIST

1. **Existing conditions –** min scale 1”=20’. All existing conditions plans must be drawn by a registered land surveyor (RLS.) These drawings must include the following information:
    a. Owner’s name
    b. Designer’s name
    c. North Arrow and scale
    d. Property lines with dimensions and bearings
    e. Setback lines
    f. Wetland lines
    g. Easement lines
    h. Existing two-foot contour lines
    i. Existing trees 6” and greater in caliper
    j. Adjacent street names
    k. Existing Utility structures
    l. Outline of exterior walls, decks, and driveways on adjacent lots

2. **Site Plan** – min scale 1”=20’. The site plan must be drawn by a registered land surveyor (RLS), registered engineer (PE), registered landscape architect (RLA.) These drawings must include the following information: (This information may be added to the existing conditions map.)
    a. Proposed location of home
    b. Dimensions from corner of foundation to adjacent property line
    c. Proposed driveway and walks
    d. Spot elevations on corners of driveway and walk (with flow arrows showing drainage)
    e. All dimensions and material calls
    f. Proposed fences
    g. Proposed retaining walls (indicate wall material, top of wall and bottom of wall elevation)
    h. Proposed pool or spa location
    i. Location / materials/ finish of all outdoor living spaces (patios, decks and terraces)
    j. Proposed accessory structures (out building, trellis, etc)
    k. Finish Floor Elevation (FFE) of first floor and garage
    l. Proposed two-foot contour lines
    m. Drain locations, sizes, flow direction, and invert elevation.
    n. Locations and inverts of day lighted drainpipe
    o. Location of all silt fencing and any erosion control structures.
    p. Total impervious area.
    q. Impervious area as a percentage of the site area
    r. Tree removal chart detailing trees and calipers to be removed from the home site.

3. **Architectural Plans** – minimum scale of 1/4”=1’-0”
    a. FLOOR PLANS
        i. Interior rooms dimensioned and named
        ii. All window and door openings shown
        iii. Roof overhang with a dashed line
        iv. Total square footage of structure
        v. Heated square footage of structure

    b. BUILDING ELEVATIONS
        i. Front, rear and two side elevations
        ii. All elevations labeled so they correspond with site plan
        iii. Finish grade line shown against house
        iv. Brick courses shown
        v. All materials and finishes called out
        vi. Fascia, Trim and handrail details
        vii. All decks and terraces shown

4. **Landscape Plans** – minimum scale of 1"= 20'
    a. Owner's name
    b. Designer's name, address, telephone and fax number
    c. North arrow and scale
    d. Property lines with dimensions and bearings
    e. Location of all existing trees over 6" in diameter
    f. Identify Trees to be removed
    g. Location of all structures (including decks, trellises, fences, gazebos, etc.), pavement, and utilities
    h. Location of all lawn areas and shrub bed lines
    i. Location of all proposed plant material
    j. Plant list with quantities, botanical names, common names, sizes and specifications
    k. Additional drainage requirements not indicated on the submitted site plan
    l. Location and specifications of all exterior lighting fixtures
    m. Total area of lawn in square feet
    n. Total area of lawn as percentage of site
    o. At a minimum, the following landscaping will be required for all homes:
        i. Street trees shall be installed per the schedule that will be provided by the ARB for each lot
        ii. Sod shall be required in front yard area and the area between the sidewalk and curb, if applicable
        iii. The rear yard may be seeded or sodded. If seed is used, the construction bond will not be released until the seed has been established to the ARB's satisfaction
        iv. Bark, mulch, or pine straw shall be used in all plant beds and areas without grass, to be maintained in a weed-free condition

5. Material Samples
    a. Siding material (brick sample and mortar colors, if applicable)
    b. Roofing cut sheet
    c. Garage door type and color
    d. Front door type and color
    e. Window cut sheet
    f. Site lighting
    g. Color samples- (color painted on a 4"x4" panel, if required by ARB.)
    h. Body color
    i. Trim color
    j. Driveway samples

APPLICATION TO QUALIFY AS AN APPROVED BUILDER

BUILDER INFORMATION

COMPANY NAME

ADDRESS

CITY, STATE, ZIP

OFFICE PHONE NUMBER

CELL PHONE NUMBER

24 HOUR CONTACT PERSON

INSURANCE INFORMATION

INSURANCE: Attach all certificates of insurance to this form.

Note: All insurance must be documented by four current, original, signed Certificates of Insurance. Below is a list of Certificate Holders (See insurance requirements in Design Guidelines for details):

LENDER CONTACT INFORMATION:

Attach to this application name and contact information for ALL lenders being used on projects to be constructed by the builder in Homestead.

REFERENCES:

Attach contact information for NINE references. These references should include the following:

1. Three former clients.
2. Three subcontractors.
3. Three suppliers/vendors.

EXAMPLES OF WORK:

Attach photographs and drawings of homes that have been constructed by the builder that are compatible with the current community architectural standard.

CURRENT CONTRACTOR LICENSE:

Attach a copy of the builder's contractor's license (as required by state law.)