

ASHERWOOD

Abbreviated Design Guidelines

To help ensure compatibility of design and preserve the values of the investments of all lot owners, Asherwood has recorded Covenants that establish minimum standards of design and construction. In order to make the requirements and review process as clear as possible, the Asherwood Design Guidelines were created. Below is a summary of architectural requirements set forth in the Covenants. Please refer to the original documents for complete details and descriptions of the requirements.

Asherwood Architectural Control Committee

The Asherwood Architectural Control Board has been established to review all plans prior to construction of any home or site improvements. Prior to applying for a building permit, submittal sheets and two full sets of plans shall be submitted for approval. Plan sets shall include: plot plan, floor plans, and elevations. Exterior colors and landscape plans shall be submitted within 60 days of construction start and prior to installation. Please see the Covenants for a complete list of the review process details. We encourage review of preliminary designs during the architectural design process.

Minimum Dwelling Sizes

2 story 2,200 square feet on main; 3,400 square feet total

Ranch 2,700 square feet on main

Home Placement

Side Setbacks 20 feet

Rear Setback 40 feet

Front Setback 75 feet minimum, depending on lot *

*Typical Setbacks, but please verify with Builder the exact lot dimensions.

Exterior Materials & Design

Masonry requirements will be per Architectural Control Board approval. There shall be window or architectural breaks every twenty (20) feet. No vinyl or aluminum siding will be permitted. No vinyl windows will be permitted. All exterior colors must be submitted for approval prior to their placement on the home.

Landscaping

All landscaping plans must be submitted for approval by developer or committee.

All yards must be irrigated.

Street trees shall generally be installed every 30'-50' of the type and location denoted by developer per master plan.

General Requirements

Garages shall be a minimum of 3-car design.

Primary roofs shall generally have minimum pitches of 6/12 and shall be per Architectural Control Board approval.

Sidewalks must be installed by builder in accordance with development plans and to Carmel standards.

Mailboxes shall be purchased from developer's representative.

Dawn to dusk garage carriage or can lights and landscape up lighting shall be required. No flood lights allowed.

Pre-construction meeting with the developer is required prior to any construction or clearing.

Residential fences shall be a maximum height of forty-eight inches (48"), wrought-iron or equivalent, and may not start closer to the street than 10 feet from the rear of the house. Neighborhood perimeter may deviate with Architectural Control Board approval.

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For full Declaration of Covenants, Conditions and Restrictions go to website: ARB@asherwoodcarmel.com