

Ulmstead Club Inc.
Architectural Review Committee (UCI-ARC)
A department under Scenic Control

Architectural Guidelines

Accepted by the UCI Board of Directors on March 11, 2015

Article VII of the UCI bylaws states that “no fence, storage shed, other separate structure, or exterior structural modifications to existing properties shall be constructed except when approved by the Board of Directors.” The following guidelines were developed by the UCI-ARC for the purpose of furnishing guidance to applicants for approval of any submittal to the UCI Board of Directors (Board). Except where restrictions are specifically required by the bylaws, these guidelines are not binding, but have been accepted by the Board and published to foster transparency in the approval process. Please note that any existing or subsequently approved structure, property feature, design or installation should not be considered a precedent established for the community.

Purpose:

These Guidelines are created to ensure conformity and harmony with existing structures within the community and to preserve the aesthetic nature of Ulmstead Estates.

Guidelines:

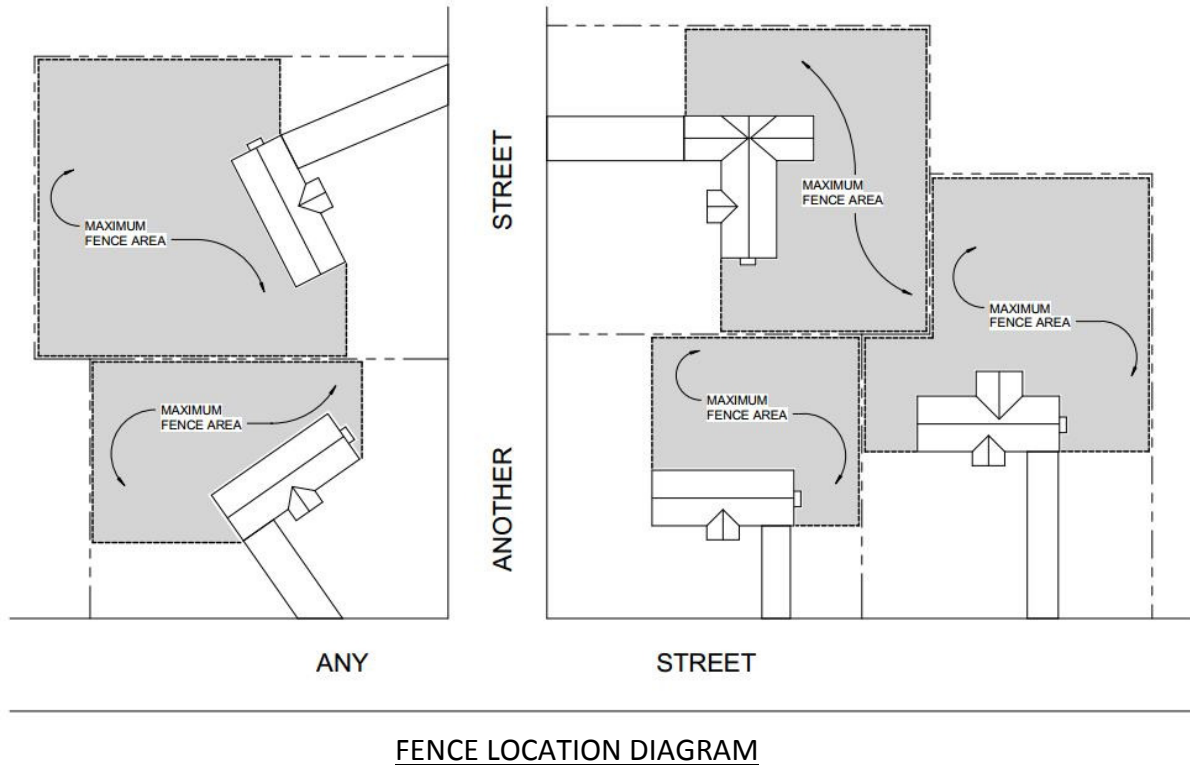
1. All work should conform to the By-Laws of Ulmstead Club Inc., especially Article VII, Special Conditions.
2. All work should conform to all state and local building and zoning codes. It is the responsibility of the homeowner, or homeowner’s representative, to obtain all permits as required.
3. Written approval from the UCI Board of Directors will be required for a building, addition to a building, fence, wall, storage shed, propane tank, driveway, walkway, outdoor lighting, or any other structures of any kind, nature or size. Approval for these items should be obtained, in writing, from the UCI Board of Directors, prior to the installation or commencement of construction. Complete plans and specifications, in duplicate, should be submitted to the UCI Board of Directors and should indicate the nature, location, kind, shape, dimensions, materials, floor plans, exterior plans, details and topography changes of the proposed work. The UCI Board of Directors will review submissions within 30 calendar days.
4. Any garage, shed, utility building, or other accessory structure should be in proportion with the existing living portion of the residence.
5. Above ground swimming pools generally are not permitted, but can be considered if thoughtfully concealed from public view or well-integrated into landscaping or hardscaping.
6. The only signs that can be displayed in public view on any lot, residence, or mailbox are the following (according to UCI By-Laws Article VII, Section 1, Paragraph f):
 - a. Professional signs equaling one square foot in area or less
 - b. One sign advertising the property for sale or for rent, equaling five square feet in area or less

- c. Signs advertising property during construction and sales of new homes
- d. Signs of a temporary nature announcing a community activity
- e. Political campaign sign, equaling six square feet or less, during a thirty-day period immediately prior to a general, special or primary election.

These signs are permitted without Board approval.

7. Garden equipment (including machines), garbage and trash receptacles, ladders, outside clothes lines and poles should be maintained and stored so that they are out of public view when not in use. This provision does not apply to garbage and trash receptacles on days when trash and garbage are scheduled for collection (UCI By-Laws Article VII, Section 1, Paragraph j).
8. Air conditioning units, external to the residence, should be installed or maintained, except on the front or street side of the house, according to UCI By-Laws Article VII, Section 1, Paragraph k. In addition, all swimming pool equipment, generators, and other similar equipment should be concealed by a screened, enclosed or covered receptacle or planting in order to conceal from public view.
9. Temporary structures are permitted during times of construction and/or renovation only. Moving and storage containers are permitted on a temporary basis of three (3) months or less.
10. All exterior finishes should be compatible and harmonious with the existing structures within the community. In particular,
 - a. Exterior walls should be of cedar siding, fiber cement siding (Hardie), vinyl siding, brick, stone or stucco.
 - b. Roofing material should be asphalt, cedar shakes, slate, standing seam metal roof or other similar roofing material.
11. Television antennas and radio aerials attached to residences are limited to a height of fifteen (15) feet above the topmost roofline of the residence, according to UCI By-Laws Article VII, Section 1, Paragraph g. In addition, roof mounted satellite dishes should follow the above guideline. Freestanding satellite dishes are permitted except on the front or street side of the house. Solar panels installed on exterior of residences require approval by the UCI Board of Directors.
12. Non-portable or permanent sport facilities, i.e. tennis court, basketball courts, skateboard ramps, etc., will require approval by the UCI Board of Directors. Single basketball hoops and horseshoe pits are permitted without Board approval.
13. Storm windows should be constructed of metal and glass or wood and glass, according to UCI By-Laws Article VII, Section 1, Paragraph l.
14. Any shed or outbuilding, with the exception of a detached garage, should be located out of public view to the greatest extent possible. Any shed visible from the street should be aesthetically compatible and harmonious with the existing structures of the community.
15. Swing sets, play sets, playhouses, trampolines and similar equipment will be permitted in the back and side yard only.

16. No chain link fences are permitted. Fences are generally permitted in the back yard only. Fences should not extend past the prominent front wall or a side wall facing a street (see diagram). Fences should be six (6) feet in height or less. If the fence has a finished, decorative or aesthetic side, that side should face the public view.



17. Outdoor lighting should, to the greatest possible extent, be within the limits of the property lines.
18. Disturbed areas should be seeded, sodded, planted or mulched as soon as feasible upon completion of any construction. Artificial turf is not permitted.
19. All structures should be completed within 18 months of the commencement of construction.
20. Approval by the UCI Board of Directors is valid for a period of three (3) years after the date of written approval.
21. Where a property's specific characteristics, such as topography, slope, shape or orientation are such that any of these guidelines are not feasible to comply, an exception may be granted for an alternative design or method of installation.

These guidelines are not intended to be restrictive to our residents, but rather to maintain the essence of and preserve the desirability of our unique community. When planning changes to your home and property, please be mindful that the alterations you make will affect the value of your property and those of your neighbors.