

Architectural and Landscape Design Principles and Standards



HOMESTEAD
AT MILLS RIVER



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Revisions to July 29, 2022 Architectural and Landscape Design Standards document

I. A. Architectural Style

Exterior Home Design, acceptable styles - deleted French Country, added European Contemporary.

Notes - added "As contemporary architecture continues to evolve, the ACC will consider contemporary designs on a case-by-case basis."

F. Roofs - #7 and #11 - deleted references to French Country design style

F. Roofs - #17 Solar Panels - deleted 4th bullet point, concerning installations greater than 240 square feet

G. Exterior Materials - #13 - added "This percentage does not include stone on the foundation of the house's front elevation."

J. Garages & Porte Cochères - changed title to "Garages." Deleted paragraph concerning porte cochères. Requirements - deleted bullet point concerning porte cochères.

II. Landscaping Design Principles & Standards

Requirements - added #1 - "All projects in this section must be submitted to and approved by the ACC before any construction or work can begin."

J. Outdoor Firepits - Requirements - added "#8. A fire extinguisher must be present when firepit is in use."

October 26, 2023

I. ARCHITECTURAL DESIGN PRINCIPLES & STANDARDS

- The intent of these Home Design Guidelines is to establish quality benchmarks that will enhance and protect the appearance of our community of homes and the natural mountain environment that gives our community its unique sense of place.
- All New Home Construction and Home Improvement projects must comply with these standards.
- All such projects must be submitted and approved by the ACC before any construction can begin.
- Variances to standards require approval by the Board.
- Appeals of ACC decisions may be made to the Board.
- The existence of homes, structures, or landscaping that do not comply with these standards **DOES NOT** preclude the enforcement of these standards on new homes and/or home improvement projects.
- The Standard for the HMR Community has evolved since its beginning in 2007. Established homes often vary from current standards. Consequently, all homes built in the past would not be approved for construction today.
- All projects must be designed and built to meet all applicable building codes and federal, local and state ordinances and regulations.

A) ARCHITECTURAL STYLE

The primary objective for architectural style guidelines is to maintain quality standards for homes throughout the community that are compatible with the mountain environment while allowing for variations to add visual interest. Architectural designs should endeavor to blend into the natural setting and relate to the neighboring homes in a harmonious way.

Property owners are encouraged to create a visually interesting streetscape with varied building masses and architectural features that are appropriate for the specific topography and natural features of that particular lot. Due to the wide variation in topography in our neighborhood, it is rare that a stock plan design will appropriately address the particular characteristics of a given lot. Therefore, property owners are encouraged to choose architects and builders who are experienced in creating high quality homes in a mountain context.

Requirements:

1. The exterior design styles of homes to be constructed at The Homestead at Mills River should be influenced or inspired by the architectural styles listed in the table below.
 - Other architectural styles will be considered by the ACC if they incorporate forms and materials that are in keeping with the overall quality and appearance objectives for the community.
2. The selected style for a house must be consistent throughout all exterior building elevations.

3. The most articulated facade of a home should be that facing the street.
4. The building materials and finished details proposed must be appropriate for the architectural style selected for each home.
5. Duplicating the design of another home in the community is not allowed.

Exterior Home Design Styles That Are An Acceptable Architectural Style	Exterior Home Design Styles That Are NOT An Acceptable Architectural Style
Arts and Crafts	Adobe; Southwestern
Craftsman	A-Frames; Chalets
Mountain Modern	Asian; Japanese
European Contemporary	Bungalow; Cabin; Log Home
Mountain Rustic	Colonial; Federal Style
Rustic Timber Frame- Post & Beam	Contemporary; Modern
	Country; Tudor Revival
	European Romantic; French Colonial; Italianate
	Georgian; Victorian
	Greek Revival; Mediterranean; Tuscan
	Log Cabin; Tree House
	Plantation Style; Southern
	Mission; Prairie; Ranch
	Classical; Neo-Classical
	Traditional

Notes:

- Submission of a home of an "acceptable architectural style" does not guarantee approval.
- Mountain style architecture has elements similar to other styles. Some of the non-permitted styles have elements that can be incorporated into the permitted style, if done tastefully and in harmony with the aesthetics of the Community.
- As contemporary architecture continues to evolve, the ACC will consider contemporary designs on a case-by-case basis.

B) BUILDING SIZE AND HEIGHT

The intent of this section is to ensure building heights and square footage will create a sense of unity along residential streets and be in keeping with the scale of buildings throughout the entire community.

Requirements:

1. Homes must have a main floor of at least 1,800 square feet of heated and finished floor space.
2. The total home size must be at least 2,800 square feet of heated and finished floor space.
3. Primary buildings may not exceed a height of 2½ stories.
4. The maximum height on any side of a building must not exceed 40' as measured from the adjacent finished grade to the highest part of the roof.
5. Chimneys and special architectural features must not extend further than 8' above the highest part of a building's roof.
6. Finished floor elevations for the 1st floor of primary buildings should be at least 12" above adjacent finished grades (i.e., not flush with the ground level).
7. Step-down foundation construction is allowed but must not be evident on the exterior.
8. Acceptable foundation surface wall finish materials:
 - Cementitious stucco - heavy textured (painted) or Pebbledash stucco.
 - Stone.
9. Large foundation walls that are visible from the street or neighboring lots must be screened to de-emphasize their mass.

Exceptions:

- *The lot owner may request variances to these requirements. Any variance must be approved by the Board.*
- *Requests for variances to these height limits will be considered on a case-by-case basis; considerations include such things as the existing slope of the lot, proposed screening, building materials, massing, and orientation.*
- *Variance requests will not be considered for matters of convenience, discretion or cost-savings.*

C) CHIMNEYS

Requirements:

1. Design and proportion must be consistent with the architectural style of the house design.
2. Chimneys must be finished with natural stone, stone veneer, or stucco masonry facing material consistent with the other material utilized on the house, subject to the material of construction restrictions noted by the ACC for walls.
 - Exposed metal fireplace flues or chimneys are **prohibited**.
3. Chimney projections on an exterior wall resulting from a fireplace installation, whether vented or unvented, must extend to the ground and otherwise conform to the requirement for chimneys as outlined herein.
4. Venting must be either through a chimney flue or an approved "direct vent" wall venting system installed to meet all building codes.
 - Direct venting on front elevation or other elevations facing the street is **prohibited**.
5. Chimneys must extend to the proper height above the roof ridge line per all applicable Building Codes with an appropriate chimney cap installation.
6. The masonry or metal chimney cap must be painted to match the roof color.
 - Galvanized chimney caps are **prohibited**.
 - Standing seam metal shrouds are acceptable to hide galvanized spark arrestors.

- Spark arrestors must be painted flat black.

D) WINDOWS

Care should be given to the size, type, quality, and organization of windows and doors. Windows and doors should be appropriately sized, balanced, and proportioned for the style of the house. The pattern of doors and windows on a home's exterior should be designed to create a visually interesting and balanced composition on all building facades.

Requirements:

1. Windows must be constructed of wood (which may be clad with coated aluminum) or high-quality fiberglass.
 - Vinyl windows are **prohibited**.
2. Windows must be consistent with the architectural style of the house.
3. The minimum header height of 7' is required on the main floor, unless in a bay or an accent window.
4. Trapezoidal and triangular shaped windows are **prohibited**.
 - Unless they are on a wall, set back under a covered porch roof, with a 12' minimum.
5. Windows must be of stacked square or rectangle patterns and shapes in gabled ends.
6. Window frames and "muntin's" (sometimes called mullions) must be wood, aluminum, or fiberglass.
 - The material used on the interior of windows is not subject to ACC approval.
7. Mirrored film or unusual tinting of windows is **prohibited**.
8. Transom windows above minimum header height of windows and doors are permitted.
9. Palladian windows and glass block windows are **prohibited**.
10. Window grid patterns:
 - Double or single-hung windows must have grid patterns ranging from 2-over-1 to 9-over-9 panes, as is appropriate for the architectural style of the house.
 - Casement, awning, or fixed picture windows must be divided into a minimum of at least 2 panes each, and up to 9 panes each, as is appropriate for the architectural style of the house.
 - For Mountain Modern style homes, see Appendix B.
11. Window types and grid patterns must be consistent among all windows and exterior doors, including patio doors and garage doors.
12. Storm windows, doors, rolling shutters, or other storm devices are **prohibited**.
13. The exterior color of all windows and doors with windows including the aprons, casings, frames, jambs, locks, muntin, rails, sashes, sills, or stiles must be in compliance with color standards. (See Section I-H)
 - White or off-white is **prohibited**.
14. Window trim must match the door trim and house trim.
 - Muntin bars and window colors must match.
 - All windows must have at least 5½" width jamb trim and at least 5½" width head trim.
15. Bay windows must be made of trim grade lumber. The foundation on bay windows must extend to the ground on all sides if located on ground floor.
 - Architectural support brackets may be used in special circumstances.
16. Muntin bars are required in all windows that are in the front of the house and/or are visible from the street or adjacent properties.
 - Grilles/Grids-Between-Glass (GBG) type windows are **prohibited**.

E) DOORS

Requirements:

1. Homes should be designed and constructed with the primary entrance facing toward the street.
 - Exceptions may be made under special circumstances.
2. All doors must be consistent with the architectural style of the house.
3. Doors should be scaled appropriately to the size and style of the house.
4. Glazing for windows in doors for any elevations facing a street must contain grills that are appropriate for the architectural style of the house.
 - Permitted door window types are:
 - TDL- true divided light.
 - SDL-simulated divided light.
 - IGU- insulated glass units.
 - Grilles/Grids-Between-Glass (GBG) type windows are **prohibited**.
 - Mirrored film or unusual tinting of windows in doors is **prohibited**.
 - For Mountain Modern style homes, see Appendix B.
5. All doors on the main floor must have a minimum header height of 7'.
6. All doors must have at least 5½" inch width jamb trim and at least 5½" width head trim.
7. Single or paired doors are permitted.
8. Sidelights and transoms may be used in conjunction with front doors.
9. Sliding glass doors and telescoping sliding doors are permissible if located on the rear or side of house under a covered porch.
10. Doors with windows, including the aprons, casings, frames, jambs, locks, muntin, rails, sashes, sills, or stiles, may not be white or off-white or any other exterior color excluded or **prohibited** in these Standards.

F) ROOFS

One of the most important elements for establishing the visual character of a home design is the type and shape of a building's roof and the material selected for the roof covering.

Requirements:

1. Primary roof slopes (as defined by architectural style) will be a minimum of 8:12 and a maximum of 12:12.
 - For Mountain Modern style homes, see Appendix B.
2. Secondary roof slopes will be a minimum of 3:12.
 - Recommended to be covered by metal on front elevations.
 - Any slope under 4:12 must be covered in metal.
3. Regardless of the architectural style of the home, limiting the number of different roof pitches on a single home is recommended.
4. Roofing materials may include 25-year or better dimensional/architectural asphalt or fiberglass shingles, or natural slate.
 - Alternate roof materials such as standing seam metal roofs may be used in special circumstances.
5. Roofing materials **prohibited** are:
 - Exposed white PVC or TPO membrane roofs.
 - Single ply asphalt roof that is non-dimensional 3- or 5-tab shingles.

6. Color of roofing materials must be appropriate for the architectural style of the home, the exterior colors selected, and consistent with the image desired for the overall community and compatible with adjacent homes.
 - Metal roof colors shall be limited to earth tones. Galvanized, rusted or brightly colored metal roofs are **prohibited**.
7. Soffit overhang depth and dimensions must correlate with the architectural style.
 - 24" overhangs are the minimum required for most styles.
 - Dormer overhangs must be a minimum of 6".
 - For Mountain Modern style homes, see Appendix B.
8. Gutters and fascia - If gutters are used, the fascia must be 1x8 minimum. If no gutter is used, fascia must be split fascia with 1x4 on 1x8 minimum.
9. If exposed rafter tails are used, they must be painted or stained and have a minimum of 24" overhang.
 - For Mountain Modern style homes, see Appendix B.
10. Vinyl and/or aluminum soffit material is **prohibited**.
11. Rake fascia trim boards should have a dimensional width of at least 8" to 12" and must be made of two pieces: i.e.) 1x4 on 1x8.
 - Rake board eaves should incorporate brackets, supports, or other architectural devices to add appropriate detailing.
 - Rake boards:
 - Are the exposed outer portion of a gable roof that extends from the eave to the ridge.
 - The name given to the board that is placed along the slope of the roof of the home.
 - A piece of exterior fascia trim that runs at an angle from the peak of a gable-end wall down to the eaves.
 - Are intended to give the roof and the eaves the finished look wanted to enhance the ambiance of the home's exterior appearance.
12. Acceptable and permitted soffit materials include wood and fiber cement board siding.
 - Vinyl or aluminum soffits are **prohibited**.
13. Roof accessories such as vents, vent stacks, and solar panels must be painted to match the roof color and be located at the least visible and non-street facing side of the roof.
 - All vents and vent stacks must be black or dark gray in color if a roof matching color is not available.
 - The use of white vents and vent stacks is **prohibited**.
14. Skylights visible from the street are **prohibited**.
15. All cornices, friezes and trim must be consistent with the style of the house and must be painted or stained.
16. Roof fascia, including rake fascia, must be at least 7 $\frac{1}{4}$ " and stepped.
 - Deeper fascia may be required based on scale and mass of house and roof.
17. Solar Panels:
 - When located on front-facing roof surfaces or on side-facing roof surfaces adjacent to a street, must be mounted flush with the roof surface (parallel to and within 8" of the roof plane).
 - When mounted on rear or side-facing roof surfaces, may be angled up to 45 degrees from the roof surface to achieve optimum solar gain, provided one full edge of the panel is parallel with and within 8" of the roof surface and the panels do not protrude more than 3'-6' from the roof at any point.

- Mounted with one (1) side parallel with the eaves and must also be set back at least 5' from the eaves or from hip lines.
 - It is required that the underside(s) of panels not be visible from the street or public view.
- All solar panels, photo-voltaic equipment, and collector systems must:
 - Be a color that matches or closely resembles the color of roofing materials on a house.
 - Screen from view all pipes, wires, and control devices.
 - Limit piping penetrations through a roof upon installation to be within no greater than 1' of the installed panels.

Note:

- *Any tree removals or tree trimming associated with the installation of solar panels must be approved by the ACC.*

G) EXTERIOR MATERIALS

Exterior materials are the finish materials visible on the outside of a building. The intent of this section is to establish a consistent palette of quality materials throughout the community. These materials should be attractive, durable, and consistent with the selected architectural style of a building and that of the image of the entire community. Special attention should be given to building facades that face roadways or other public areas.

Foundation Requirements:

1. Acceptable foundation surface wall finish materials:
 - Cementitious stucco - heavy textured (painted) or Pebbledash stucco.
 - Natural stone and natural stone veneer
2. Open areas along the perimeter of the foundation of the house and open areas under decks, stairways, etc. must be designed and detailed to eliminate significant areas of blank walls.
3. Foundations of poured concrete or concrete block must be finished either with a stone veneer or with a parged surface finish of concrete stucco. Foundations must have a subdued earth tone color or other color selection which either complements the overall exterior color scheme or matches exterior colors used in the primary body color of the home.

Exterior Wall Requirements:

1. The number of permitted and acceptable exterior siding and trim finish materials is not to exceed 3.
2. The types of permitted and acceptable exterior siding finish materials include wood, stone, stucco (cementitious - heavy textured or pebbledash), and fiber cement clapboard.
3. Acceptable masonry materials are:
 - Thick stone veneer 6" - 8" (natural stone)
 - Thin stone veneer 2" - 3" (natural stone)
 - Stone veneer may be installed as dry stack or mortared.
4. Wood, fiber cement, or composite (wood or fly ash) siding may be used with the following considerations:
 - Wood or fiber cement clapboard siding should be installed in horizontal courses.
 - Vertical battens with panel siding are acceptable when used in combination with other exterior finishes. Butt joined seams between two or more panels are **prohibited**.

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- Shingle siding is acceptable as an accent siding material.
- The use of diagonally installed siding of any kind is **prohibited**.
- For Mountain Modern style homes, see Appendix B.

5. Stucco must be limited to no more than 1/3 of the final exterior siding finish coverage area.
6. Rough-textured stucco may be used only on exterior walls below a reference point where the finished grade intersects the side of the house facing the street.
7. Exterior siding finish materials on vertical surfaces that are **prohibited** include:
 - Cultured or manufactured stone veneer
 - Concrete, painted to match stone
 - Vinyl, polymer, or aluminum siding
 - T-1 plywood siding
 - Fiberboard
 - Metal panels
 - Log
 - Exposed concrete, exposed concrete block (CMU)
 - Synthetic stucco (EIFS)
 - Smooth stucco
 - Brick
8. Exterior columns shall be square or square tapered as is appropriate to the style of the home. Corners of square wood columns may be chamfered. Columns must be of a substantial size that is in proportion with the overall house structure, such as post and beam style heavy timber as is appropriate to the style of the home.
 - For Mountain Modern style homes, see Appendix B.
9. Open areas along the perimeter of the foundation of the house and open areas under decks, stairways, etc. must be designed and detailed to eliminate significant areas of blank walls.
10. Material changes or transitions at an outside building corner are **prohibited**.
11. Transitions between siding breaks which are changes of siding material and or siding and stucco-stone are required.
 - Those material breaks can be accomplished using a minimum of 1x4 and up to 1x10.
 - Other details will be considered.
 - Two stories of the same material without a break is **prohibited**.
12. Stone masonry must wrap around the outside corners of a building and terminate at a logical stopping point to avoid an artificial appearance.
13. The front elevation of the home must have a minimum of 25% stone. The percentage does not include stone on the foundation of the house's front elevation. For Mountain Modern see Appendix B.

Exterior Trim Requirements:

1. The types of permitted and acceptable exterior trim finish materials include wood, stone, stucco (cementitious - heavy textured or pebbledash), and fiber cement clapboard.
2. Trim may be painted or stained.
3. Window trim (see Windows).
4. Door trim (see Doors).
5. Rake, fascia, frieze board and cornice trim (see Roofs).

H) EXTERIOR COLORS

Exterior colors should be carefully evaluated for each home site to ensure that all structures will blend with the natural environment, will be harmonious and complementary with neighboring homes, and will be appropriate for approved architectural styles and colors in the community. Exterior colors that blend with the natural surroundings are required.

The mountain slopes make many houses visible from other areas of the community and the surrounding mountainsides. Our objective is for the homes in our community to be as unobtrusive as possible.

Acceptable exterior color palettes in the Community must be of earth tones which draw from a color scheme that includes blacks, browns, grays, tans, and muted variations of those tones, with appropriate accents of natural earth tone shades of reds, greens and blues. Earth tone colors are muted and flat in an emulation of natural colors found in dirt, moss, trees, rocks, and stone.

Light reflectance value (LRV) of all paint colors used on the exterior of a home must be no greater than LRV 40. There may be situations where a compatible trim or door color which slightly exceeds the LRV 40 standard may be considered for use.

The definition of Light Reflectance Value, or LRV, is a measurement of the percentage of light that is reflected (and conversely how much is absorbed) from a color (surface) when illuminated by a light source. LRV runs on a scale from 0% to 100%. 0% is assumed to be absolute black, and 100% being assumed as perfectly reflecting or absolute white.

This LRV requirement **precludes the use of whites and light colors**. No reflective material/colors are allowed, except for natural unsealed copper materials. If copper is used for exterior applications, it must be untreated to allow for natural oxidation.

Exterior building colors include the colors of finish materials, either painted or integral to a material, on all outside surfaces of a structure. The areas for exterior colors selection review would include all siding, trim, gutters, downspouts, roofing materials, doors, windows, foundation walls, retaining walls, lighting fixtures, decking, porches, porch screening, mailbox posts, light posts, decorative trusses/timbers/beams/braces, concrete, garage doors, railings, natural stone or natural stone veneers, etc.

Review criteria must include, but may not be limited to, the sheen of paint, stone or stucco accents, roof color, and neighboring properties' colors. Primary and trim colors for exterior surfaces must complement the architecture of the house. Trim colors must be compatible with the primary color and limited to architectural details such as fascia, frames, shutters, front door, etc. Exterior colors should complement the roof color.

Requirements:

1. Exterior colors must be of earth tones that are moderate and compatible with the overall community.
 - White, off-white, and cream colors are **prohibited** on any exterior facing materials.
 - Bold and fluorescent colors, stark primary colors, and pastel colors are **prohibited** from any exterior facing materials.

2. The exterior of the home should have no more than 3 colors on vertical elevation surfaces.
3. Primary exterior house colors must be darker to better blend with the natural environment, with a Light Reflectance Value (LRV) of 40 or less.
4. Stone and stone veneers should exhibit subdued earth tone colors.
5. Excessively variegated stone colors and grouting are **prohibited** on vertical and horizontal exterior surfaces.
6. All exposed wood must either be painted, stained or otherwise sealed and finished.
 - Naturally weathered wood or weathering is **prohibited**.
7. Foundations of poured concrete or concrete block must be finished either with a stone veneer or with a parged surface finish of concrete stucco. Color must be a subdued earth tone color or other color selection which either complements the overall exterior color scheme or matches exterior colors used in the primary body color of the home.

I) **SHUTTERS**

Requirements:

1. Shutters may be used if appropriate to the style of the house.
2. Shutters must be of consistent design and be planked or louvered style, sized to cover one half of the window opening.
3. Shutters do not have to be operable.
4. Shutters must meet color standards (See Section I-H).

J) **GARAGES**

Garage structure shall be attached with enclosed sides for vehicle storage. All garages must have doors and be coordinated in design, window pattern and paint or stain color similar to the house.

Requirements:

1. The design of all garages must be consistent with the architectural style, materials, colors and details of a home and with the community at large.
2. Garages should be a secondary component in the appearance of a home.
 - Side-loaded garages are preferred.
3. Where it is necessary for garages to be front-loaded, they should be set back at least 2' from the front elevation facade of a home and must include a large overhanging roof eave or trellis (of at least 24") to help shadow the garage doors.
4. Two car garages are required. Three car garages are allowed.
 - Garages with more than three bays or additional separate detached garage structures may be considered in special circumstances.
5. Open-sided carports for the parking of storage of cars/vans/RV's, etc., are prohibited.
6. Garage doors should be articulated to break up their appearance by using paneled construction and incorporating windows.
 - For Mountain Modern style homes, see Appendix B.
7. Garage doors shall be of a "carriage-style" in appearance and be constructed of insulated aluminum, composite, or wood.
 - For Mountain Modern style homes, see Appendix B.
8. Only single-car width garage doors are allowed. These doors should be no wider than 9'-0".

9. Double garage doors are **prohibited**.

K) PORCHES & DECKS

Porches, porticos and covered stoops are encouraged because these traditional elements establish welcoming entrances and create connections between homes and the streetscape. Porch design and placement is an integral part of the house design and must reflect its architectural style. Decks are considered appropriate for rear yards primarily, and in some cases side yards, if the deck is not obtrusive when viewed from the street or adjacent properties.

Requirements:

1. Front and side porches must be completely covered.
2. Uncovered decks may only be located on the rear of the house within the house side lines.
3. All decks must be located entirely within the building setbacks.
4. Porch and deck spaces must be consistent with the style, materials, color, and detailing of the main structure.
5. Retractable fabric awnings may be used in special circumstances.
 - Metal awnings are **prohibited**.
6. All front and side porches must be no less than 12" above adjacent finished grade and must comply with all state and local Building Codes.
7. The area beneath the floor of any porch or deck facing a front yard or public area must either be enclosed by walls or masonry piers with an approved landscape buffer or screening.
8. All wooden or pressure treated wood deck and porch surfaces must be stained, painted or sealed with a pigmented product within 6 months either after home completion, date of installation, or home occupancy, whichever comes first.
9. Piers, columns or posts supporting a porch or deck must be compatible with the architecture of the house and may not exceed 18' in height, except in special circumstances.
10. Screened or glazed (glass) porches on the front elevation of the house are **prohibited**.
11. Screened porches must have screens framed and installed outside the porch railings.
12. Screened porches on the side of a house must be recessed a minimum of 4' behind the front elevation of the house, defined as the corner at the side of the house where the porch is to be located.
 - If a house is situated on a lot facing two or more streets, e.g., front and side, front and back, or front and multiple sides and back, special consideration will be given.
13. Exposed porch ceiling materials must be tongue and groove, bead-board, board and batten, and/or exposed rafters and constructed of wood, cementitious fiber or other approved materials.
 - Porch ceilings must be either stained or painted.
14. Columns, newel posts and balusters must be made of wood, stone, or aluminum material, complementary with the style of the house.
15. Porch railings may be made of wood, aluminum, composite, or steel cables.
 - All porch railings must have substantial top and bottom rails.
16. Porch decking may be made of wood, composite, stone or tile, as appropriate for the style of the house. Products that are inherently resistant to rot, decay and insects are encouraged.
17. Porch piers must be finished with natural stone/stone veneer, pebbledash stucco, or rough-textured stucco.
 - Foundation screens may be vertical or horizontal spaced wood boards.

- Columns on porches must be square or square-tapered.
 - Corners may be chamfered.
- All porch columns for front porches must be 8" x 8" at a minimum and all tapered columns must be a minimum of 8" at the top and 12" minimum at the bottom.
- All deck columns (not associated to a front porch) on the front or side of the house visible to the street must be 8"x 8" minimum.
- Multiple story porches on front elevations are **prohibited**.
 - Multiple story porches on the rear elevation are allowed.
 - On sites where the front door of the house faces away from the street, double–stacked, covered porches on the street side of house may be used under special circumstances
- Guidelines for materials, colors, and finish details remain the same for all porches on all elevations.
- All deck supports must be minimum 8"x8", smaller sizes may be used in special circumstances.

L) ACCESSORY STRUCTURES

Accessory structures include all structures on a lot exclusive of the primary residence, such as playhouses, greenhouses, pergolas and trellises. Special attention should be given to the appearance of accessory structures visible from roadways, neighboring lots or other public areas, so as not to be intrusive or a nuisance.

Requirements:

1. Any accessory structure needs the approval of the ACC.
2. Accessory structures must match the architectural style and appearance of the primary building.
3. No single accessory structure may exceed 750 square feet in footprint size, and the sum of all accessory structures on a lot must not exceed 1,000 square feet in footprint size.
4. Accessory structures greater than 16' in height are **prohibited**.
5. Accessory structures in the front or side yards are **prohibited**.
6. Aluminum screen and sun rooms are **prohibited**.
7. Metal and plastic storage sheds are **prohibited**.

II. LANDSCAPING DESIGN PRINCIPLES & STANDARDS

It is important that elements of the landscape and building unite to form a single attractive entity. A thoughtful landscape plan becomes an extension of a well-planned home. The most desirable landscaping plan includes careful consideration for the existing plants and trees on a site.

The primary objective for the Landscaping Standards is to provide a coordinated appearance for homes and properties throughout the Homestead at Mills River community that is in harmony with the local mountain setting and the natural property conditions present while allowing for variations to add visual interest.

The Western North Carolina Mountain area is rich with a wide variety of plant species and natural ground cover vegetation. From the tree canopies to the extensive groundcover, every plant selection should work in harmony with the existing vegetation of each lot. Plant types should be selected for the unique microclimates that occur on each lot. The amount of sun and shade and available moisture are factors that will determine the best plant selections for each planting location. The goal of the landscape design is to select plants best suited for each unique microclimate and to make the house appear as if it is nestled in the natural environment as it is viewed from the street and neighboring homes.

HMR Landscape Design Principles and Standards are based on, but not limited to:

- The aesthetic appearance of the landscape itself.
- Soil stabilization, drainage and erosion control.
- Natural screening.

To ensure a finished landscape and lawn appearance, the final landscape plan must detail the plant material of reasonable number, size, and density depending on species and location in the landscape. Recommendations for trees, shrubs, plants, and ground covers indigenous to this area are provided in Appendix A.

The homeowner is **strongly encouraged** to use the services of an experienced landscape architect. In addition to the guidelines below, ongoing landscape maintenance requirements are contained in Article V of the Covenants.

Requirements:

1. All projects in this section must be submitted and approved by the ACC before any construction or work can begin.
2. Existing trees and distinctive understory plants should be shown on the landscape plans and integrated into the landscape plan as much as possible.
3. No exotic invasive plants may be installed in the community including any plants listed in Rank 1 or Rank 2 of the NC Native Plant Society's listings.
 - **Reference www.ncwildflower.org/invasives/list.htm.**
4. Plants with messy fruit or offensive odors (such as Sycamores or male Gingko trees) or plants that have weak branching structure (such as Bradford Pears or Silver Maples) are **prohibited**.
5. Grass lawn areas within the front yard must be sodded rather than seeded for a better initial appearance.

6. Grass lawns in other areas can be established with seeding provided a straw mulch layer or bio-degradable erosion control fabric is provided.
7. The use of artificial grass or synthetic turf is **prohibited**.
8. Plantings must be arranged to cover all house foundation walls and screen all HVAC units, generators, service yards, and driveway parking areas that are visible from adjacent properties, streets or accessible common areas.
9. Tall, exposed foundations without windows on steep lots that are visible from a street or a neighbor's view require trees and/or tall shrubs to screen a minimum of 80% of the exposed foundation at three years of plant growth.
 - Example: a visible foundation (without windows) that is 10' below the lowest finished floor will require plants that will reach at least 8' tall with three years of plant growth.
10. All front yards should contain a minimum of four existing or proposed trees between the house and street.
11. If a house is visible from the street through the side yard of the property, a minimum of three existing or proposed trees are required in each visible side yard.
12. If a house is visible from the street through the rear yard of the property, a minimum of four existing or proposed trees are required in the rear yard.
13. Mulch shall not be a predominant visual design element. Mulch beds not under a tree canopy must include a plant (e.g., ground cover, shrubbery, etc.) or hardscape element (e.g., decorative rock, fence, etc.) not less than every nine square feet (3'X3') to break up their visual appearance. Rubber mulch and white decorative rock are **prohibited**.
14. Retaining walls – refer to Section J.
15. All fences visible from streets or neighboring views will be required to be screened a minimum of 50% of the visible fence face unless sufficient existing vegetation is retained.
16. The use of drought tolerant species of all plant material is **required**.
17. Live Oak and Spanish (Red) Oak trees are **prohibited** because of Oak Wilt disease.
18. Drainage swales and drainage pipe outlets must be seeded (with a reinforcement fabric underlayment), sodded or lined with rock to prevent erosion.
 - Where rock lining is used, native fieldstone or river rock is required.
 - Rip-rap is **prohibited**, except in cases of steep slope soil stabilization and drainage run-off control in the back or side yards where it is not visible from the street.

Recommendations:

1. The use of native plant species is preferred for aesthetic and environmental reasons.
 - If non-native plants are used, they should be selected to match the appearance and character of native plants as much as possible (see Appendix A).
2. Shrubs, perennials, and groundcovers should be arranged in groups with close spacing, so the plants grow together to create natural-looking masses of vegetation.
3. Excessive use of any one plant species should be avoided for a more aesthetically appealing landscape that is less prone to devastation by insects or disease.
4. Extensive areas of lawn are discouraged in favor of a more natural-looking landscape, requiring less irrigation and chemical applications.
5. Recommended minimum plant quantities and sizes per approximate 100 feet of cleared lot frontage, to establish initial landscaping design for new home plantings, should include:
 - 4 trees (2" caliper minimum size).

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- 20 large shrubs (5-gallon minimum size).
- 30 small shrubs (3-gallon minimum size).
- 50 perennial and groundcover plants (1-gallon minimum size).

6. Planting location and sizes to establish initial landscaping design for new home plantings should include:

- Ground Cover: Minimum of 1-gallon size, planted a minimum of 15" on center for complete coverage with three years of plant growth.
- Foundation Planting: Minimum of 3-gallon size for small shrubs and 5-gallon sizes for large shrubs.
- Trees: Number of trees planted will vary by lot size, natural surroundings, and function (shade, accent, screen etc.).
 - Minimum tree size of 2" caliper.
- Screening: Plant material must be of sufficient quantity and size (15 x 1-gallon minimum size) so as to completely screen the structure(s) at the time of planting.
- Decorative Beds: Decorative beds should be located to highlight entrances, pathways, and filter views to and from the house and contain a variety of species (minimum of 3) and sizes to achieve a full natural look and harmonize with the natural surroundings and structure(s).

7. Plant material placement should take into consideration the location of the structure on the lot; i.e., structures located on corner lots are required to have full landscaping on the side(s) of the home visible from the street. Foundation cover alone is not adequate.

8. The use of deer resistant species is highly recommended.

9. Larger homes, yards, large retaining walls, high exposed foundations, more extensive areas of disturbance, and similar considerations may require increasing minimum quantities.

A) SETBACKS

Setbacks help determine a street's character by establishing a consistent alignment and spacing for the buildings along it. Setbacks can also affect the degree of privacy for each lot. Minimum setbacks for Homestead at Mills River lots may be shown on the recorded plat(s) of the community.

Building setback rules, requirements, and the current county zoning code on setbacks are documented in the Restrictive Covenants of the Homestead at Mills River. (Refer to Article I-B)

The following definitions will be used in evaluating and assessing setback compliance:

1. A setback is the distance that a structure is located away from the boundary lines of a property.
2. Front setback is measured from the road right-of-way interior boundary line (i.e., front property line) adjoining the street to which a lot is addressed.
3. The front yard is the area between the front property line and the house.
4. For corner lots that face two different streets, the side street setback is the setback from the street other than the one to which the lot is addressed.
5. Rear setback is measured from the property line opposite the front setback, with the rear yard defined as the area between the rear property line and the house.
6. Side setback is measured from the property lines between adjacent lots on either end of the front and rear property lines.
7. Side yard is defined as the area between the side property line and the house.

B) DRIVEWAYS

Driveways are an extended feature of the house site and should blend naturally with their surroundings. While driveways are a necessary site element throughout the Homestead at Mills River community, they should not be visually dominant. Private driveways should be aligned and graded to fit into the landscape, rather than fight against it. The choice of paving materials and colors is also an important design consideration.

Requirements:

1. Provide a paved driveway from the street edge to the garage of each home.
2. The area of a driveway should be kept to a minimum, with no driveway allowed to cover more than 20% of the front yard.
3. The alignment of driveways should be softened with curves, as much as possible, to prevent long straight views.
4. Except where required for front loading garages that face a street with a relatively short approach from the curb, the use of double width driveway surface from the curb to the driveway is **prohibited**.
5. Paved driveways must not directly abut the foundation of a home.
 - The paved surface should not contact the home foundation for a distance greater than 10'.
6. Driveways must be setback at least 15' from adjacent property lines.
 - Variances may be granted in special circumstances.
7. Driveways must not interfere with any utility easement.
8. Driveways and guest parking surface areas should not be prominent design features.
9. Driveway designs involving expanded 'motor courts' or multiple street connections (i.e., circular drives) are **prohibited**.
10. Driveways must be paved with either black asphalt, concrete, brick pavers, concrete pavers, mortar-set stones, chip seal, intrinsically stained concrete, or exposed aggregate concrete.
 - House sites with a 10% or greater grade may be limited on material selection.
 - Core gravel or aggregate paving systems may be considered on a case-by-case basis.
11. The use of specialty paving patterns or colors must be specified in the home plans and will be reviewed at the time of plan submission.
12. The use of multiple materials in driveways is **prohibited**.
13. Driveway centerline gradients must not exceed 20% and cross-slopes must not be greater than 5%.
14. Driveways must be designed to minimize storm water runoff and potential erosion issues.
15. Driveways to be installed adjacent to or over a creek, stream, or body of water may require installation of a culvert.
16. Additional guest parking is permitted for up to 2 cars maximum.
 - Must be paved of materials that are the same as those used on the driveway, sidewalk, or property.
 - Must be screened from view by the public from the street with walls or landscape plantings whenever possible.

Note:

- *A turnaround is required in driveways where cars backing out into the street might present a safety hazard.*

C) WALKWAYS & PATIOS

Walkways provide important pedestrian connections to and around a home, while patios provide comfortable outdoor living areas, generally in more private settings. These elements should be designed to be both attractive to look at and safe to use.

Requirements:

1. Homes must have a paved walkway from the front porch of each home to the driveway.
2. Walkways and patios must be paved with either brick pavers, concrete, concrete pavers, exposed aggregate concrete, sand or mortar-set stone (fieldstone or flagstone).
3. Asphalt and chip seal asphalt walkways and patios are **prohibited**.
4. The use of specialty paving patterns or colors, including stamped or stained concrete, may be used under special circumstances.
5. Walkways should be softened with curves to prevent long straight views and right angles.
6. Walkway centerline gradients should not exceed 5%, and cross-slopes should not exceed 3%.
7. Private trails may not be constructed on or through POA common areas, on private property and/or to adjoining properties.

Note:

- *It is recommended that all walkways, patios, and porches have future ADA access compliance in mind.*

D) EXTERIOR LIGHTING

Exterior lighting is an integral part of the architecture and aesthetics of a house and landscaping. It is also a means for safety and security. At the same time, lighting can be intrusive to others if not carefully considered and professionally designed.

Exterior lighting may be used to illuminate walks, driveways or draw attention to architectural features. Lighting may also be used to enhance security. The most important design objective for exterior lighting is to complement the appearance of the house, its site, and the neighborhood around it.

All residential driveway, sidewalk, and property luminaires should be installed with the idea of being a "good neighbor." It is required that no direct light from these fixtures shine onto abutting properties or streets.

General Guidelines:

1. Exterior lighting fixtures must be in accord with the scale and architectural style of the house.
 - Light fixtures should be of baffled design (e.g., light source bulbs must not be visible) via shielding or use of translucent glass, according to "Dark Sky" principals.
 - Style of exterior light fixtures should be in accord with the overall style of the home.
 - Bright plated brass, gold, chrome, or white exterior lighting fixture finishes are **prohibited**.
2. Light only the needed area. Lights should be turned off by 11:00 PM.
3. In general, exterior lighting must be soft and subdued and no brighter than necessary.
 - Use warm color, i.e., avoiding blue (cold) light emissions.
 - The wattage of an exterior light source may not exceed 75 watts per bulb fixture, or the manufacturer's rated light output may not exceed 1,200 lumens.
 - Gas lantern lighting fixtures are allowed.

4. The use of exterior lighting that infringes on adjacent properties resulting in light annoyance, nuisance, or light pollution is **prohibited**.
 - Care must therefore be taken to position light fixtures and restrict bulb wattage/lumens to contain illumination to the homeowner's immediate property.
5. Mercury vapor, high-pressure sodium, neon, and fluorescent exterior lights are strictly **prohibited**.

Architectural Accent Lighting Requirements:

1. Up lighting is:
 - Limited to the front of the house.
 - Must not extend beyond eaves and/or soffits.
2. Must be on a timer that turns off by 11:00 PM.
3. Lighting must be spaced at least 10' apart.
4. Light sources should not be visible from the street or adjacent lots and must be directed toward the house and away from adjacent properties.
5. Solar powered lighting is **prohibited**.

Landscape Accent Lighting Requirements:

1. Must be limited to paths, walkways and driveways.
2. Up lighting of trees is **prohibited**.
3. Plastic landscape lighting fixtures are **prohibited**.
4. Must be on a timer that turns off by 11:00pm.
5. Solar powered lighting is **prohibited**.
6. Low voltage lighting fixtures are required.
7. All lighting must be spaced at least 10' apart.
8. All landscape illumination fixtures must have a hooded cover.
9. Fixtures must not exceed 3' in height above the ground with the exception of lighting on retaining walls, which will be considered on a case-by-case basis.
 - Screening with plantings and shrubs is recommended to blend these retaining wall fixtures into their natural environment when not in use.

Floodlights/Spotlights:

1. Are permissible but only in areas where safety and security are desired or necessary and must be:
 - Concealed from direct view.
 - Positioned to direct light away from adjacent properties, streets, or public areas.
 - Hooded when used on or above 2nd story eaves.
2. Security lights must be of operational use for short-term durations only.
 - Motion detectors are encouraged to avoid continuously operating security lights.
 - Pole-mounted security lights are **prohibited**.

Lamp Posts

1. Decorative lamp posts are permitted.
2. The maximum height of the light and post is 6'.
3. The style and materials should be in keeping with the existing exterior fixtures.
4. Lamps must meet all of the other requirements in this section.
5. Should be turned off by 11:00 PM.

Colored Exterior Lighting

1. Colored exterior lighting and colored light bulbs or lenses are **prohibited**, except for seasonal holiday lighting.

E) IRRIGATION

No irrigation system of any type which draw upon water from wells, community water systems, creeks, streams, rivers, lakes, ponds or other waterways within the Development shall be installed, constructed or operated within the Development unless prior written approval has been received by the ACC and approved by the Board of Directors. Reference the Covenants Article XXIII.

F) POOLS, SPAS AND WATER FEATURES

Swimming pools either above ground or in-ground are strongly discouraged. Hot tubs/spas, landscape pools, waterfalls or ponds are permitted with ACC approval. Reference Covenants Article XXIV.

Requirements:

1. Hot tubs/spas are allowed in rear or side yard areas provided they are in-ground or screened, blend into the natural landscaping, and are not visible from adjacent streets or neighbors.
2. Spa areas must have enclosures that are architecturally consistent and harmonious with the residence.

G) SPORT COURTS

Tennis, basketball and similar courts that (1) are not visible from adjacent streets or neighbors, and (2) do not require extensive grading are permitted with ACC approval.

Portable basketball backboards (goals) may be considered for approval. If approved:

1. Portable basketball backboards must be out of sight when not in use.
2. Basketball backboard shall be placed a minimum of 20' from the nearest property line. Any variation from this guideline will require a signed consent from the adjacent Lot Owner.

H) FLAGS / FLAG POLES

Flags that meet the following criteria may be displayed without approval from the ACC:

1. Flags that may be displayed include the American Flag and NC State Flag.
2. Flags may be no larger than 4'-0" x 6'-0".
3. Flags that become faded, torn or otherwise deteriorated must be removed or replaced with a new flag.

Flagpoles that are attached to the home and are removable are permitted.

1. Free-standing, permanent flagpoles are **prohibited**.
2. Flagpoles should be located so as to minimize their impact on neighboring properties.
3. Pole should be attached to the structure of the home, not exceed six (6) feet, and must blend with the existing color scheme of the dwelling or be natural wood.
4. No more than one structure mounted flagpole will be permitted on any home.

I) RETAINING WALLS

Requirements:

1. Retaining walls higher than 4' above grade must be placed or installed within the building envelope of the setback lines of the property.
2. Materials of construction should follow the exterior material standards. (Reference Section I-G)
3. The use of segmental block walls for retaining walls that simulate stone, i.e., Keystone, Heritage Block, Versa Block, etc., will be considered under special circumstances.
4. Retaining walls greater than 5' that are visible from the street or adjoining properties and are NOT architecturally appealing must be screened 80%.
5. Retaining walls greater than 5' that are visible from street or adjoining properties and cannot be 80% screened must be architecturally appealing.
6. All site retaining walls over 5' must be designed by a licensed structural engineer.

J) OUTDOOR FIREPITS

Extreme care and consideration are to be given to the fire hazards associated with fire pits. Gas fire pits are preferred over wood burning for safety reasons.

Common sense and personal responsibility are expected of homestead owners and their guests. Embers from a fire pit can, and will, travel on mountain breezes. Use of wood burning fire pits should be avoided on windy days.

Requirements/guidelines:

1. Outdoor firepits should be located out of public view.
2. It is suggested that no combustible vegetation, structures, or other elements that may present a fire hazard should be within 15' of a fire, and the ground surface within 10' of a fire should be non-combustible.
3. No construction debris, leaves, trash, plastic, or pressure treated wood shall be burned, and fires shall comply with all applicable local or state regulations and prohibitions.
4. Surrounding ground surface materials for non-portable firepits must be built up and contained.

Materials suggested:

- Stone
- Pavers
- Poured concrete

5. Materials and color must complement the architecture of the home.
6. All firepits to include a spark arresting cover sized to fit the firepit.
7. A fire extinguisher must be present when the firepit is in use.
8. A minimum 50' length garden hose and pressurized water source within 50' of fire pit for suppression and extinguishing of fires is highly suggested.

K) MASONRY COLUMNS

Requirements:

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1. Masonry columns may be installed near the front property line of homes (but not within the public right-of-way) to mark one or both sides of a walkway or along one side of a driveway.
2. Masonry columns at walkways can be no larger than 32" W x 32" L x 42" H.
3. Columns at driveways can be no larger than 36" W x 36" L x 60" H.

L) FENCING STYLES AND MATERIALS

Requirements:

1. The following materials for fencing are allowed:
 - Powder coated aluminum
 - Wrought iron / steel
 - Stone
 - Any combination of above
2. The following materials for fencing are **prohibited**:
 - Chain link
 - Wood
 - Wire/wire mesh/hog wire
 - Cable
 - Vinyl
 - Plastic
 - Composite
3. The following styles of fencing are **prohibited**:
 - Stockade or privacy
 - Lattice
 - Split rail – *except as an accent feature*
4. Metal fences must be finished with a black or dark bronze color.
5. Metal fences having vertical members with a width equal to or less than 3½" apart are permitted.
 - Metal fences must incorporate vertical pickets spaced not less than 2" or more than 3½" apart to create a "clear" opening to allow views and air movement.
6. Fence panels that include arches or swags are encouraged as an accent feature.
7. Gate arches or swags are encouraged for visual interest.
8. Fence posts must be no farther than 10' apart.
9. All fence posts and pickets must be installed at true vertical with uniform spacing.
10. Invisible dog fencing is permitted.

M) FENCING HEIGHT

The height of a fence or wall is such an important factor in its overall appearance and function. Fences and walls that are too tall can create a barrier that overpowers adjacent spaces.

Requirements:

1. Rear yard fences exceeding 6' in height are **prohibited**.
2. Side yard fences exceeding 4' in height are **prohibited**.
3. In situations where the height of a fence changes by more than 24" along a slope or grade, a sloped or curved transitional fence panel should be installed.

N) FENCING PLACEMENT

The consistent placement of fences on residential lots will help establish a coordinated appearance for the entire Homestead at Mills River community.

Requirements:

1. Fences in the front yard are **prohibited**.
2. Functional fences shall be as unobtrusive as possible and shall be allowed only when they are not visually prominent. Setbacks for fences are equal to the required building setbacks.
3. Fences may be constructed in rear yards and may join with the primary home structure only at a line extending from the home's rear elevation.
4. Side yard fences must be set back at least 6' from the front facade of the house (generally, the wall surface where the front door is located).

O) UTILITY AND TRASH ENCLOSURES

Requirements:

1. Utility or trash enclosures exceeding 6' in height are **prohibited**.
2. Enclosures must keep with the architectural style of the home.
3. All wood enclosures are to be painted, stained, or sealed with an exterior pigmented coating product.

P) YARD ART / ORNAMENTATION

All yard art/ornaments constitute landscape improvements and therefore are subject to review and approval by the ACC. Reference Articles II-C, XXII of the Covenants. The purpose of this policy is to continue to maintain a unified appearance in our community.

Yard art is defined as items that are manmade or some natural items not in native settings and/or form; as opposed to landscaping materials such as rock, living plants, shrubs, trees and flowers. This policy includes items placed in front and side yards, sidewalks, driveways and mounted on gates, walls, and fences, that are visible from adjacent streets or neighbors. Yard art includes, but is not limited to, sculptures, fountains, pottery, statues, wall hangings, etc.

Requirements:

1. Painted wood or plastic ornaments are **prohibited**.
2. Stone, cast metal or ceramic ornaments are preferred.
3. Brightly colored yard art/ornamentation (e.g., gnomes, flamingos, gazing balls on pedestals, etc.) is **prohibited**.
4. Finish shall be muted, flat, or matte.
5. Decorations for holidays are acceptable but must not be in place more than 45 days prior to an event and must be removed 15 days after an event. Inflatable holiday décor is **prohibited**.
6. Painted rocks or boulders are **prohibited**.

Q) MAILBOXES AND MAILBOX POSTS

The Homestead at Mills River POA requires that mailboxes and mailbox posts are in keeping with the neighborhood style and natural setting. Final selection must be approved by the ACC.

Mailbox Requirements:

1. Must be consistent with the architectural style of the house as well as the community and adjacent homes.
2. Black, Dark Gray, Dark Brown, or Dark Bronze color.
3. Rural, tubular, plastic, square, or homemade mailbox styles or materials are **prohibited**.
4. Numbering on the mailbox can be gold, bronze, or silver colors or black numbers on a gold, bronze, or silver background.
 - Numbers should be used on either the front and/or side of the mailbox or post.
 - Names are not necessary on the mailbox, but if applied, should be on the sides of the mailbox only.

Mailbox Post Requirements:

1. Posts must be in accordance with Article XVI Signs of the Covenants.
2. Posts must be compatible and in harmony with the image and quality desired for the overall community and adjacent homes.
3. Posts must be either metal, wooden, or part of a stone mailbox column.
4. Metal mailbox posts are to be either black or dark brown.
5. Wooden mailbox posts are to be:
 - High quality, pressure treated or timber posts 6"x 6" or 8"x 8".
 - Stained in a color compatible with the home exterior.
6. Stone column mailbox post structures are to be constructed of natural stone and use colors indigenous to the area.
 - If the home has natural stone on any of its elevations, the mailbox stone must either be the same stone or match as closely as possible.

Partial Invalidity

If any clause or provision of these Guidelines is, or should ever be held to be illegal, invalid, or unenforceable by the POA under any present or future law applicable to the terms hereof; then and in that event, it is the intention of the POA, its Board, and the ACC that the remainder of these enforceable Guidelines shall not be adversely affected thereby and remain in full force and effect; and that in lieu of each such clause or provision of these Guidelines that is illegal, invalid, or unenforceable, there be added as a part of these Guidelines a clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be possible and be legal, valid, and enforceable.

APPENDIX A – Recommended Plant Lists**Recommended Plant Lists: * *indicates native species***

The following is a list of plants that have proven to grow well at the Homestead at Mills River. General plant families and common names are listed only, and many cultivars exist and are available and approved if on this general parent plant list. This list is not exhaustive and other species can be used and considered for inclusion for landscape plantings. Any species not included on this list and desired to be used for landscape plantings should garner ACC approval before planting.

Large Trees

- *Red Maple
- *Sugar Maple
- *American Yellowwood
- Dawn Redwood
- Ginkgo - Male Species only
- *Black Gum
- *Tulip Poplar
- *American Sweet gum - non fruiting species
- *Saw tooth Oak
- *White Oak
- *Willow Oak
- *Northern Red Oak
- Lacebark Elm
- *Cucumber Magnolia
- *River Birch
- *Beech
- *Hickories

Evergreen Trees

- *American Holly
- Foster Holly
- Nellie Stevens Holly
- Norway Spruce
- Serbian Spruce
- Oriental Spruce
- *Eastern White Pine
- Japanese White Pine
- *Eastern Red Cedar
- *Southern Magnolia
- Green Giant Arborvitae
- Japanese Cryptomeria
- Leyland Cypress

Evergreen Shrubs**Small Flowering Trees**

- *Yellow Buckeye
- *Red Buckeye
- *Serviceberry
- *Eastern Redbud
- *White Fringe tree
- *Flowering Dogwood
- Kousa Dogwood
- *Sweet bay Magnolia
- *Common Sassafras
- *Mountain Ash
- Japanese Stewardia
- Japanese Snowbell
- Crape Myrtle
- *Hawthorns
- Crab Apples
- *Sourwood

Deciduous Shrubs

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Glossy Abelia	*Bottlebrush Buckeye
Common Boxwood	*Summersweet Clethra
Fragrant Daphne	Burning Bush
*Mountain Laurel	Fothergilla
Junipers	Hydrangeas
Japanese Pieris	All Azaleas
Cherry Laurel	Butterfly Bush
*All Rhododendrons	Purple Beautyberry
*All Azaleas	Dwarf Ninebarks
*Praque Viburnum	Slender Deutzia
Common Lavendar	* Itea
*Doghobble	Lilacs
Anglojap and Hicks Yews	Blueberry
Blue Shag and Mugo Pines	Spireas
Dwarf Spruces	*Viburnums
*Inkberry Holly	*St. Johnswort
Chinese and Japanese Holly	Roses

Groundcovers

Bugleweed
St. John's wort
Pachysandra
*Galax
*Foamflower
Periwinkle
Cotoneaster
Junipers

Vines

Clematis
*Crossvine
*Climbing Hydrangea
Climbing Rose
Trumpet Honeysuckle
Boston Ivy

Ferns

*Northern Maidenhair Fern
Japanese Painted Fern
*Cinnamon Fern
*Leatherwood Fern
*Christmas Fern
*New York Fern
*Lady Fern

Grasses

Feather Reed Grass
Pink Muhly Grass
*Switchgrass
Maiden Grass

Perennials

*Asters

Ladys Mantle

Yarrow

Astilbe

*Blue Wild Indigo

*Snakeroot

Shasta Daisy

Coreopsis

*Pink Turtlehead

Iceplant

Dianthus

Purple Coneflower

Joe Pye Weed

Blanket Flower

Sweet Woodruff

Geranium

Lenten Rose

Daylilly

Coral Bells

Hostas

Iris

Liatris

Cardinal Flower

Bee Balm

Bearded Tongue

Russian Sage

Garden Phlox

Moss Phlox

Solomons Seal

Woodland Phlox

Black Eyed Susan

Meadow Sage

Goldenrod

Sedums

Verbenas

Speedwells

APPENDIX B – Mountain Modern Architectural Style

Introduction:

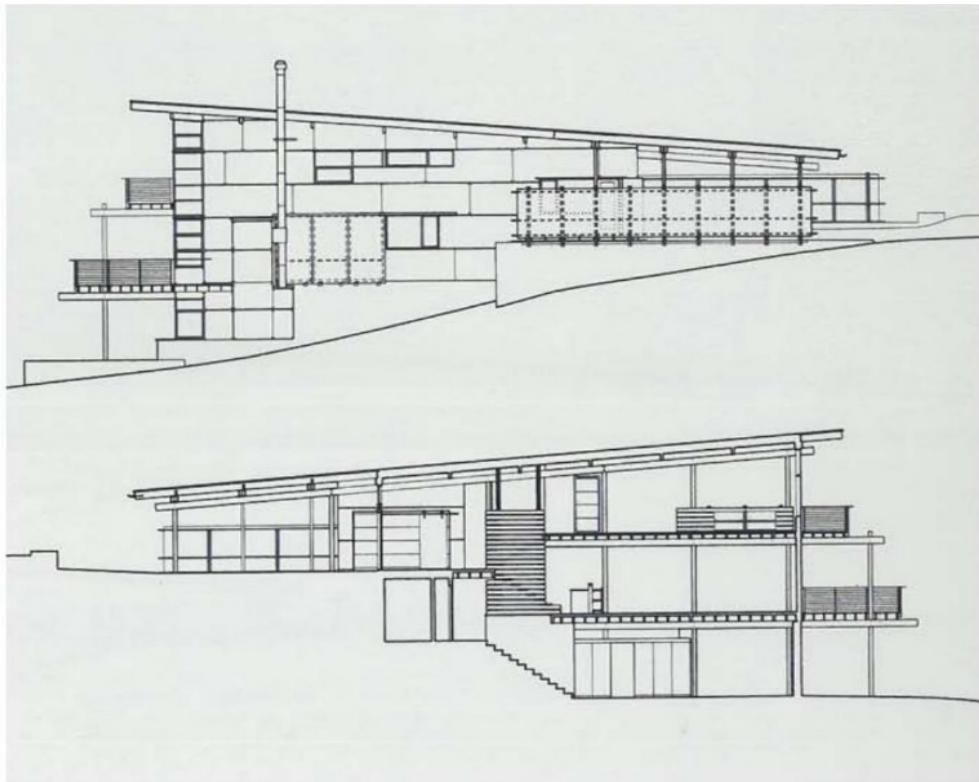
Architectural Control Committee - HMR Architectural and Landscape Design Principles and Standards

In response to growing architectural trends, local zoning ordinances related to steep slope restrictions, as well as requests from property owners to expand the allowable architectural styles at The Homestead at Mills River, our Architectural Standards have been broadened to address the attributes of the "Mountain Modern" architectural style in a way that is authentic to its inherent characteristics.



The steeper slopes on the roofs that Homestead currently requires may make building on some lots difficult if not impossible. This has led the Architectural Control Committee (ACC) to consider other

Architectural Control Committee - HMR Architectural and Landscape Design Principles and Standards solutions, including Modern Mountain style homes, that would allow future neighbors and lot owners in HMR to build on steep sloping lots.



The Mountain Modern Design style is slightly more expensive to build and will require more details relating to construction and finish details as well as siding transitions. This is significant as it relates to maintaining and/or increasing value to all current HMR residences. Since this is a highly sensitive and detailed type of architecture it will require greater attention to the process and final application.



The style being proposed will be called Mountain Modern Design. Its' primary features are lower

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sloping roofs, with most designs
having large glass walls facing the
mountain views.

Typically, longer overhangs will be required, 2-4' in most cases. All of the same finishes and applications that Homestead currently requires will still be what is expected in this new style. Window styles and sticking will be different as this style focuses on the composition of glazing conditions. Muntin bars (sticking) will no longer be required in most window compositions.



Mountain Modern style exhibits several important stylistic features, including:

- Lower sloping primary roof structures
- Larger roof overhangs
- Large expanses of uninterrupted glass that punctuate solid exterior masses
- Simplified window styles with little or no grid pattern
- Heavy timber / trim detailing at porches and to break up large window expanses
- Balanced asymmetry in the exterior elevations, using materials and massing that relate to the topography and mountain views

Mountain Modern Design Requirements:

Most of the Architectural Standards for our neighborhood will apply to Mountain Modern style homes; however, the following modifications will allow the design of this style of home to be more authentic.

Note:

- ***See corresponding sections in the ACC Architectural and Landscape Design Principles and Standards for other requirements in the specific categories identifying unique Modern Mountain Standards Appendix.***

Building Mass: In order to maintain harmony, it is important that building mass be ordered and restrained. As the building becomes more complex, confusion can be avoided by using the traditional additive approach to expand the mass. Specific site conditions also must be used to determine the appropriate massing for each house. Massing will be evaluated on an individual basis with consideration for order, balance, and restraint.

- Additive massing, where one mass prevails and secondary masses are joined appropriately, is preferred.
- Cantilevered masses are encouraged and will be reviewed based on their articulation and scale.
- Buildings should not overwhelm their lot. Appropriate setbacks and landscaped buffer information will be determined in conjunction with a representative of the ACC.
- Buildings may have detached accessory buildings such as garages or guest houses provided that they are of equal quality to the main house and that there is adequate space. Breezeways between buildings are encouraged.
- Large masses that hang off steeply sloping sites are not acceptable.
- Building masses are to be composed of clusters of building forms fitted to the topography and natural surroundings, and residential in scale. Building bulk is to be articulated into forms with dimensions that express interior spaces and /or a group of related rooms.

Windows:

- Large format windows are required and refer, not only to a large single unit, but also large single units positioned sequentially in a grouping to create the look of a significant mass of glass in a building. Minimum unit size shall be 3'-0" W x 8'-0", which refers to the single window unit size, not the size of the overall grouping.
- Window glass must be plain. No color (stained glass).
- Windows can be casement, awning or fixed.
- Large areas of glass will be allowed on the front or sides of any house if it is part of the design composition.
- No Palladian (semi-circular) or triangle windows are allowed.

Doors:

- Glazing in doors that face the street with no grid pattern will be allowed.
- Simulated divided lights are not encouraged in doors with glazing.

- Storm doors are discouraged.
- Screen doors must be wood and compliment the design of the door.
- Arched transoms are not allowed.

Roofs:

- Primary roof slopes may have a lower pitch but shall be no less than 3:12.
- Soffit overhangs, including those with exposed rafter tails, must be a minimum of 36".
- Dormers are encouraged and shed dormers must be covered in metal.
- Exposed roof rafters and brackets are encouraged when applicable.
- Skylights shall be flat and mounted only on the rear slope of the roof.
- Half round gutters and round downspouts are preferred. Square downspouts are allowed.
- Shed roof structures should be used to create roof massing appropriate with this architectural style.

Exterior Siding Materials:

- Vertical siding may be used; however, the specific profile must be reviewed for approval.
- Natural stone veneer, either 6" full depth or 2"-3" thin stone veneer, **must** be used to create the solid exterior massing that is a signature feature of this style.
- Exterior columns shall be square timbers. Corners of square wood columns may be chamfered. Columns must be of a substantial size that is in proportion with the overall house structure, not less than 8x8.
- Wood (board and batten, shingle/shake, lap siding or poplar bark) siding, kiln dried and Hardy plank. Other products will be considered. Horizontal, vertical or shake shall be permitted. Prefinished is permitted, however, samples must be submitted at time of application.
- Traditional cement-based stucco – (Hand applied with steel trowel to brick, concrete block or wood frame; textured or scored and painted in approved color) (limited to minimum areas)
- Stone - Natural material in an approved color and shape, as well as, laid to have a structural appearance. A dry laid appearance is preferred.
- Tall walls and piers should be battered at their base and incorporate a mix of sizes and shapes. Vertical joints should be interrupted frequently.
- Vertical stones should be kept to a minimum. Mosaic patterns are **prohibited**. Stone is to be coursed into one of several approved types of rubble patterns including rough, coursed or traditional squared stone.
- Log and Timber accents are acceptable in certain circumstances.

Foundation:

Native field stone veneer is required for ground floor piers and highly recommended for exposed foundations to create the solid massing typical of this architectural style.

- No concrete block or unfinished materials may be exposed.

Exterior Trim:

- Cedar or fir preferred.
- Extended Fry Reglet aluminum is permitted.
- Trim shall be minimum grade "B" trim lumber and shall be a minimum of 1" width.

Chimneys:

- Exposed metal flues on roofs are **prohibited**. Metal shrouds with bronze screens or stone caps must be used.

Garages:

- Garage doors should be quiet in appearance, with clean lines.
- Garage doors must be constructed of insulated composite or stain grade wood. Wood veneer is acceptable.
- Garage doors may incorporate windows, using a clean design.

Colors:

- Traditional colors for metal roofs on classically styled homes include deep brown and grey. Roofs on vernacular homes should be a dark or neutral color to blend into the wooded environment.
- Garage doors should be painted or stained the color of the trim or the main body of the house, in order to help the door blend into the house wall.