

BOULDER RIDGE
ARCHITECTURAL
GUIDELINES
(ESTATE LOTS)

Revised June 2012

ARCHITECTURAL REVIEW GUIDELINES
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INTRODUCTION

ARCHITECTURAL REVIEW FOR THE ESTATE HOMES

The purpose of the architectural controls set forth herein is to secure an attractive and harmonious development for the benefit of the current property owners and any future homeowners. In order to maintain these standards, it is important that the special character of the Boulder Ridge Property Owners' Association homes be preserved through creatively conceived, environmentally sensitive and architecturally correct residences and landscaping.

In order to attain these goals, the Boulder Ridge Property Owners' Association has formed an Architectural Control Committee. The purpose of the Committee is two-fold; first to review and approve all designs, plans and construction for proposed residences in the development and second, to review and approve all plans for structures or recreational equipment to be placed on the residential premises. Additionally, the Boulder Ridge Property Owners' Association has formulated these guidelines to assist property owners, architects and contractors in forming the parameters of the construction.

ARCHITECTURAL CONTROL COMMITTEE

Boulder Ridge is a unique community consisting of the Estates, the Fairways and the Greens. Unlike some developments, the Covenants, Conditions and Restrictions for the Estate homes do not specify particular design items necessary for approval of the plans. Instead, the power to approve or disapprove the building plans is given to the discretion of the Architectural Control Committee, thereby allowing the homeowner greater flexibility and creativity in the design of his home.

The Architectural Control Committee consists of three (3) members who have the right to review and approve any proposed residence design or the addition of any structures to the residence premises. Although these guidelines provide the general parameters for construction, the Committee is not foreclosed from considering any individual preferences and proposals in granting its approval.

The Architectural Control Committee considers any request made on the basis of its harmony of external design and location in relation to the surrounding structures and topography. Within thirty (30) days after the submission of the plans and specifications to the Committee, the Committee will approve or disapprove any such request in writing. In the event that the Committee fails to approve or disapprove a request within thirty (30) days after the plans and specifications are received by the Committee, the request will be deemed disapproved.

NEW CONSTRUCTION DESIGN REVIEW PROCEDURE

The property owner must use a licensed architect to design his home; all plans and working drawings must bear his signature and seal. The owner must also employ a licensed landscape architect to design his landscaping.

Prior to beginning the construction, the property owner should acquaint his construction team with the design guidelines for the development. The owner should also explore and comply with any requirements of the Village of Lake in the Hills, and obtain all required permits. Compliance with the applicable ordinances of the Village is the responsibility of the owner.

PRELIMINARY DESIGN REVIEW

We encourage the property owners to meet with the Architectural Control Committee to review the design approach and preliminarily approve the plans for the home. A site plan showing existing grades, property lines, setbacks and proposed house location should be available for review at this meeting. The Committee will review the design approach and confirm in general the intent to follow the Architectural Guidelines/Estate Lots (Exhibit A),

FINAL DESIGN REVIEW AND APPROVAL FOR NEW HOME PLANS

In order to obtain final design review and approval, the following steps must be taken:

1. Submit two (2) copies of the lot grading (topographical) plan, which should be ¼ inch scale and must show elevation changes in 1.0" gradients and grades of all adjacent properties within 25 feet of the lot.
2. Submit two (2) copies of the architectural plans in ¼ inch scale, which must show the floor plans with room dimensions noted, screened in porches, decks, all exterior elevations, a description of all exterior materials and colors, and the mail box and mailbox support design.
3. Submit two (2) copies of the site plan in 1/4 inch scale, which must show:
 - a. The lot dimensions and orientation.
 - b. The house location on the lot with all setbacks noted.
 - c. All concrete and asphalt surfaces (driveways, patios, service yards, entries, sidewalks, air conditioning and other equipment pads, pool decks etc).
 - d. All exterior mechanical equipment (air conditioning unit(s), generators, pool and spa equipment, etc.)
 - e. Gas, electric and water meters.
 - f. All planters, retaining walls, structures and decorative lighting.
 - g. Mailbox location.
 - h. All existing trees and structures within 25 feet of the property line on adjacent lots or properties.

4. Submit samples of all exterior materials and colors which are to be used on the home for brick, stone, or siding, roofing and trim colors (i.e. soffit, fascia, shutters, etc.)
5. Submit two (2) copies of the landscape plan in ¼ inch scale, which must show:
 - a. All items noted on the site plan.
 - b. All pools, spas and fountains, and
 - c. All proposed trees, shrubs and ground cover and structures located within 25 feet of the property line(s) with size and species of all plant material noted in common and botanical names.

Submit all the above information to the Architectural Control Committee. Within 30 days, the Committee will review the plans and either approve them or return them for corrections and re-submittal. One set of plans will be returned to the owner with the written approval of the Committee; this set should then be submitted to the appropriate department(s) of the Village of Lake in the Hills for their review and approval.

GENERAL REQUIREMENTS REGARDING CONSTRUCTION

1. Only licensed architects and landscape architects may be used to design the home and landscaping. All plans and working drawings shall bear his or her signature and seal.
2. The contractor employed by an owner must be one approved and registered by the Village of Lake in the Hills.
3. The owner shall hold harmless and otherwise indemnify the Boulder Ridge Property Owners' Association and the Architectural Control Committee from any and all claims, losses, judgments, awards or other adverse events arising out of or related to acts of or caused by an owner, his builder, contractor or subcontractors.
4. The owner is responsible for notifying his architect, landscape architect, builder and contractor(s) of the rules and regulations of the Boulder Ridge Property Owners' Association as well as the Rules and Regulations of the Landscape Standards.
5. A home must be started within 12 months of the written approval of the Architectural Control Committee. Construction must be completed within 12 months of the issuance of the building permit by the Village of Lake in the Hills.
6. A \$2,500.00 compliance deposit is required prior to the initiation of construction. This amount is deposited with the Boulder Ridge Property Owners' Association and can be drawn upon by the Architectural Control Committee as one means of enforcing compliance with these rules, any rules and regulations of the Architectural Control Committee and the Landscape Standards. After satisfactory compliance with all requirements has been attained, including acceptance by the Committee of the landscape plan, the deposit (reduced by any amount applied by the Committee to effect compliance) will be returned.

CONSTRUCTION REGULATIONS AND RESTRICTIONS

COMPLIANCE WITH LAWS AND REGULATIONS

The owner is responsible for complying with all permit requirements, laws, ordinances, rules and regulations of any public or quasi-public authority having jurisdiction over the work. Additionally, the owner, his builder, contractor and subcontractors must fully comply with all rules, regulations and restrictions of the Boulder Ridge Property Owners' Association Covenants, Conditions and Restrictions, the Boulder Ridge Property Owners' Association Rules and Regulations and the Rules and Regulations of the Boulder Ridge Property Owners' Association Architectural Control Committee. Before beginning construction, the owner must post all permits for the use of the members of the Architectural Control Committee, and any public or quasi-public authority having jurisdiction over the work.

SAFETY AND SECURITY

During construction, the owner, his builder, contractor or subcontractors must not cause the creation of any safety hazards and must take all necessary precautions for the safety of employees, third persons and the prevention of damage to adjacent property. Barriers, lights, signs and other necessary safeguards must be erected to give adequate warning to the public of any dangerous conditions. Adequate sanitary facilities must be maintained on the construction site as are required by the employees of the builder, contractor and subcontractors, and the facilities must be maintained in a clean and sanitary manner such that they comply with all applicable ordinances or regulations. The owner, his builder, contractor or subcontractors must comply with all rules and regulations which may be established for the security of the site and the construction in progress.

CONDUCT ON THE SITE

The owner, his builder, contractor or subcontractors must not allow the consumption of alcoholic beverages on the construction site, damage or disturb the work of others, allow the playing of radios on the site or maintain unreasonable hours for the performance of work, such that a nuisance would be created. Construction is permitted from the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday; no construction activities are permitted on Sunday. Activities must be restricted to the site on which the construction is occurring; the builder, contractor, subcontractors and their employees must not enter upon adjacent lots or the golf course for any reason.

MAINTENANCE OF THE SITE

The owner, his builder, contractor or subcontractors may not place a temporary structure, trailer, storage bin, debris box or vehicle on the lot without prior written approval of the structure or equipment and its location by the Architectural Control Committee. The construction site must be maintained in a neat and clean condition, with all materials stockpiled and all waste material or debris immediately removed. Dust control must be maintained at all times. After completion of any phase of the work, all equipment, material, supplies and temporary structures related to that phase must be removed, and the lost

must be left in a neat and clean condition. Curbs and streets must be kept clean and free of dirt, trash, debris and other materials relating to the work; if any damage occurs to the curbs or streets, common area(s) or adjacent property as a result of the construction, it is the responsibility of the owner, his builder, contractor or subcontractors to repair the damage.

APPROVAL OF EXTERIOR ADDITIONS OR ALTERATIONS TO DWELLINGS

No new structure, ancillary building, fence, mailbox, sign, antenna, flagpole or weather vane may be constructed on or connected to any dwelling without prior written approval of the Architectural Control Committee. Furthermore, the Committee must approve any alteration or addition to the exterior of a dwelling. In order to obtain review and approval by the Committee, the owner should submit the required application along with detailed plans and specifications showing the nature, kind, height, shape, color and material and location of the proposed alteration or addition. The Committee will consider the request on the basis of its harmony of external design appeal and location in relation to the surrounding structures and topography, and will, within thirty (30) days, approve of the request or return the plans and specifications to the owner with the Committee's decision and, in certain circumstances, the reasons for the disapproval and any suggestions for obtaining approval.

RECREATIONAL EQUIPMENT

Certain types of recreational equipment may be installed on the premises of a dwelling unit subject to the following restrictions. Placement and location of the equipment requires the approval of the Architectural Control Committee prior to the installation.

Swimming Pools, Therapy Pools, Spas and Hot Tubs – All swimming pools, therapy pools, spas and hot tubs must be inground and fenced with either ornate, aluminum, steel, or wrought iron fencing (chain link, pvc, and wooden fencing, above-ground pools, therapy pools, spas and hot tubs are not allowed). Additionally, the swimming pool must be adequately and aesthetically screened from the surrounding areas by appropriate landscaping. The location of swimming pools, therapy pools, spas and hot tubs should address the relationships between indoor and outdoor features, setbacks, wind, sun and the site's terrain. The size, shape and location of the swimming pool must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Pool and equipment enclosures must be architecturally related to the house and other structures in their placement, mass, and detail. Pool enclosures are not allowed within the building setback areas.

Backyard Swing Sets/Play Sets – Swing sets, play forts and similar play equipment are permitted as long as the equipment is constructed of wood and is painted and/or stained in earth tones. Brightly colored or metal equipment is not allowed. Additionally, the play equipment must be adequately and aesthetically screened from the surrounding areas by appropriate landscaping. The location of the play set equipment should address the relationship between indoor and outdoor features, setbacks, wind, sun and the site's terrain. The size, shape and location of the play set equipment must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Play set equipment enclosures must be architecturally related to the house and other structures in their placement, mass and detail. Play set equipment enclosures are not allowed within the building setback areas.

Gazebos, Maintenance Sheds and Tents – Gazebos must be designed to blend into and enhance the surrounding landscaping. The Architectural Control Committee will discourage or reject any gazebo design of any size, shape or color that is insensitively designed or located. Maintenance sheds, screen tents, camping tents or other similar structures are not allowed.

FENCING

Perimeter fencing of a lot is not allowed. Corner enhancement fencing is not allowed. Fencing, as noted under Swimming Pools, Therapy Pools, Spas and Hot tubs, for code-required safety barrier requirement purposes may be installed. Approval of the installation of any fencing must be obtained from the Architectural Control Committee.

Fencing must be adequately and aesthetically integrated into the surrounding areas by appropriate landscaping. The location of fencing should address the relationships between indoor and outdoor features, setbacks and the site's terrain. The size, shape and location of a fence must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements.

EXTERIOR OF DWELLINGS

Exterior walls of dwellings may incorporate any of the following: brick, stucco, stone, stained cedar or dryvit. Quoins may be constructed of brick or stone. Bricks should be earth tone in color. Acceptable roofing materials are cedar shingles, cedar shakes, standing sealed copper for accent, slate, and 40-year dimensional asphalt shingles. Any alteration of the exterior of a dwelling should be submitted to the Architectural Control Committee for approval prior to initiation of installation.

SOLAR ENERGY EQUIPMENT

Solar energy equipment of any form must be reviewed by the Architectural Control Committee prior to installation.

EXTERIOR LIGHTING

Exterior pool and landscaping lighting must not infringe upon adjacent properties and should utilize low voltage direct task type fixtures. The fixtures should be as close to grade as possible.

VACANT HOMESITES

A home site owner may choose not to begin construction for some time after purchase of the property. While the lot is vacant, it must be kept clear of dead material (including trees), fallen branches, debris, shrubs or other unplanned vegetation. Maintenance of a manicured lawn (sod) will be required prior to building and yard areas must not restrict views from the road, golf course or adjacent home sites.

Existing grass and lawn areas must be kept manicured, trimmed to a height of six inches or less and be clear of all weeds or unsightly vegetation. Any failure to maintain a lot in an acceptable condition will result in notification of the owner of the condition by the Architectural Control Committee. The owner will then have ten days to correct the problem. If the home site is not properly cleared or maintained by the tenth day, the Committee will have the work performed at the expense of the owner.

LANDSCAPE STANDARDS

Along with the approval of the construction plans, the Architectural Control Committee must review and approve all landscape plans. Owners will be encouraged by the Committee to landscape their home sites with plant material which is indigenous to the existing area. Fundamental to the design criteria is the need for gardens and lawns which harmonize with the native terrain and the natural beauty of the community.

A singular landscaping design theme should be used which is architecturally compatible with and complimentary to the design of the residence. Finish grading must be performed which will protect adjacent properties from drainage runoff; drainage runoff shall be allowed to drain to adjacent streets or to approved drainage areas.

Plant materials used should be compatible and complementary to our Midwest environment. All landscaping must be completed prior to the end of the first growing season after completion of the home. The Certificate of Occupancy will not be granted until the landscaping plan is approved by the Architectural Control Committee.

Approve Tree Varieties - Trees shall be of the approved varieties noted below and not less than a 4" caliper. No more than twenty-five percent (25%) of the trees shall be of one variety. Some tree species may be rejected due to ongoing environmental concerns with that species.

- a. Along Roadways: - (Relative tolerance to damage from deicing salts) – Austrian Pine, Colorado Blue Spruce, Norway Maple, Red Maple, Pin Oak, Red Oak, Hackberry, Cut-Leaf Maple, Rubrum Maple, White Ash, Black Pine, American Linden, Thornless Honey Locust, Russian Olive, White Poplar, Crimson King Maple, Hackberry, European Beech, Copper Beech, Purple Beech, Schwelder Maple, Ohio Buckeye, White Ash, Green Ash, and Ginkgo (male only).
- b. Residential – Private: - Moraine Ash, Canoe Birch, River Birch, European Bird Cherry, Sargent Cherry, Northern Red Oak, White Oak, Flowering Crabapple, Red jade Crabapple, Radiant Crabapple, American Maple, Paperbark Maple, Tetarain Maple, Autumn Flame Red Maple and Tulip Tree.
- c. Prohibited Tree Species – Box Elder, Tree of Heaven, Black Walnut, Black Cherry, Willow (all species), Eastern Cottonwood, Sycamore, Silver Maple, Catalpa (all species), Common Mulberry, Black Locust, Chinese Elm and American Elm.

EXHIBIT A

ARCHITECTURAL GUIDELINES

BOULDER RIDGE ESTATE LOTS

DESIGN CRITERIA

It is the desire of the Boulder Ridge Property Owners' Association to have The Estate Lots of Boulder Ridge developed into a prestigious community of distinctive, custom homes. To achieve this end, the Declaration of Covenants and Restrictions for Boulder Ridge Property Association provided for the formation of an Architectural Control Committee (ACC). This committee shall have the responsibility and authority to either approve or disapprove each of the proposed homes as to its aesthetics of design, material usage, color treatments, landscape theme and its total harmonious incorporation into the community as a whole.

Following is a list of guidelines which, if followed, should expedite the review process:

DESIGN FEATURES

Guidelines call for traditional architectural styling in one-level homes having no less than 2,700 square feet of living area and two-story homes having no less than 3,000 square feet of living area.

All homes shall be built with basements; however, this shall not be included in the square footage totals.

Each home shall have an attached garage with a minimum of three (3) parking spaces. Side-loading garages are to be used whenever possible. Exterior

colors, which are subject to approval, should be aesthetically pleasing in the opinion of the ACC.

Doors and windows should reflect the style of architecture and should be consistent on all elevations in size and proportion. All openings should be articulated through the use of shutters, casings, or brick surrounds.

Masonry must be applied to the massed of the building rather than to the facades. Materials should come to logical points of termination such as at an inside corner.

Quoins, when used in a full masonry design, should be used on all elevations.

Flue pipes are required to be encased in a chimney. Exposed "b" vents are not permitted.

All decks should be consistent with the design of the residence.

Fencing will not be allowed in front yards, side yards, or on lot lines. Patio privacy fencing may be permitted; upon ACC approval.

A detailed landscape plan must be submitted with final architecture.

MATERIALS

Exterior walls may incorporate any of the following; brick, stucco, stone or wood. Aluminum, Masonite, vinyl or composition

board will not be allowed on large masses of house.

Roofing materials may be wood shakes, wood shingles, slate, copper, or 40-year dimensional asphalt shingles.

Driveways and parking areas must be asphalt, concrete, or brick pavers.

Windows may be wood, vinyl, or aluminum clad wood with clear glass or low E glass. No reflective glass or glass block will be permitted.

The roof(s) should have a minimum 10/12 pitch. Roof forms should be well-organized and consistent in form and pitch on all elevations. Gutters and downspouts shall be used at all eaves. Roof structures, such as attic vents and exhaust fan vents shall be painted to match the roof.

SUBMITTAL REQUIREMENTS

The first step is to submit a free-hand drawing which clearly indicates intent. Final plans should reflect all changes requested at preliminary level. The final set of plans should include floor plans, elevations, and site plan with proposed contours and landscaping indicated all at 1/4" scale. Material and color samples for exterior stone, brick siding, and trim should also be submitted at this time.

This is for informational purposes only and is subject to change without notice. (June 2012)