

Letter from your developer,

If you are reading this, more than likely you are a prospective homeowner, builder, or existing homeowner. In any case each of you will see a document such as what follows, from a different perspective. Existing homeowners may be thinking, what is my neighbors house going to look like? Builders may be thinking, what design should I propose that would meet the requirements, fit the budget, yet be exactly what the customer wants? Prospective homeowners may be thinking a combination of the former ideas or maybe totally oblivious to such a detailed list of requirements. I welcome all your ideas as each person brings something unique to the Overlook.

The Overlook is unique in many ways. First and foremost, from the beginning, we wanted to have a community of multiple custom builders. As a former builder myself, I decided not to build in the Overlook because then It would be hard to remain objective or at least seeming so as I review home plans. I have decades of experience designing homes, CAD drawing, building, and developing and all of this is put to the test in reviewing and approving, and yes, rejecting home plans.

Some years past in neighborhoods such as Fox Cove, Schildmeier Woods/Village, and Denton Trace there were usually about six selected custom builders only. There were no architectural building requirements from us as each builder had their reputation and even peer pressure to keep up the standards of the individual community. There were some broad covenants such as 50% masonry, square footage, and sometimes roof pitch. These covenants were only a base starting point, the builders had a reputation to uphold. Many fine builders participated in these named communities. Bruns, Miller, P&W, Beatty, Garriott, R&R, Williams come to mind as fine participants of these forerunner custom communities.

In the Overlook, we wanted to use what each unique custom builder brought with them. Their styles, preferences, architects, suppliers, and especially their unique opinions and personalities. However, we wanted to broaden it by letting the customer truly choose which custom builder they wanted to build their home rather than a list of six. Unfortunately, that brings about another hurdle to overcome, and that is vetting an unknown builder that may or may not care as much about their local reputation and have no loyalty to their peers but simply want a build job even if the customer does not financially qualify for a custom home. This necessitated the need for the following architectural code to protect the quality and harmony of the Overlook while embracing Uniqueness.

Home styles come and go through the decades. Some styles go and come back such as the craftsmen style (so named by Sears and Roebuck) farmhouse stye, and so on. That brings a challenge to the almost universal acceptance of an all-brick home. As a reviewer I admit I struggled with the new craftsman and modern farmhouse designs myself as they did not fit in the paradigm of the masonry requirements, we had relied on for so many years. However, these modern designs make up for less masonry, by their multiple materials and colors, creating unique designs rich in texture. They also made plan review more complicated. In writing this Architectural code, I needed a framework of what people could expect, yet have some flexibility in design to achieve uniqueness and acceptance into the Overlook.

Candidly, plan review can be my biggest challenge in my business. Sometimes a builder will present a plan completely acceptable, but usually there are some things that need to be changed and sometimes a lot of things, even based on which lot such as corner lots, the rear visible from the street etc. With all the above explanations, I present you with the following, most recent architectural code.

Sincerely,

Steve Reilly

THE OVERLOOK ARCHITECTURAL BUILDING CODE/RULE 1/1/22

GENERAL	<p>ALL BUILDING PLANS ARE TO BE SUBMITTED TO NEW CONSTRUCTION COMMITTEE (NCC). UNTIL THE DEVELOPER IS FINISHED WITH THE DEVELOPMENT. THE DEVELOPER HAS ALL AUTHORITY OVER APPROVALS FOR THE NCC AND THE ARCHITECTURAL STANDARDS COMMITTEE (ASC).</p> <p><u>THE NCC RETAINS THE RIGHT TO CHANGE THIS CODE AS NECESSARY FOR ANY REASON.</u></p> <p>THIS CODE IS A SUMMARY OF THE ARCHITECTURL APOVAL FOUND WITHIN THE BYLAWS, PLUS A MORE DETAILED CODE USED BY THE NCC FOR APPROVAL PURPOSES. THE NCC HAS FOUND THAT SUCH A MORE DETAILED CODE/RULES WOULD BE USEFUL</p>
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FOR BUILDERS AND LOT OWNERS DURING THEIR DESIGN PHASE.

THIS CODE MAY ALSO APPLY TO RE-ROOFS, RE-PAINTS, ADDITIONS, REMODELING OR ANY OTHER OUTSIDE HOME IMPROVEMENT.

ALL HOMES SHALL BE CUSTOM DESIGNED
THIS CODE DOES NOT REPLACE BUT RATHER ENHANCES THE RECORDED COVENANTS AND BYLAWS AND IS DESIGNED TO WORK WITH THEM.

PLANS SUBMITTED SHALL HAVE CROSS SECTIONS SHOWING MATERIALS USED

VARIANCES

VARIANCES TO THE CODE MAY BE GRANTED BY THE NCC ON THE BASIS OF ARCHITECTURAL MERIT. ANY VARIANCE GRANTED SHOULD BE CONSIDERED UNIQUE AND **WILL NOT SET A PRECEDENCE** FOR THE FUTURE.

HOME STYLES

VARIANCES ARE CONSIDERED FOR CERTAIN HOME STYLES SUCH AS FARMHOUSE, CRAFTSMAN, PRARIE AND OTHER WELL KNOW STYLES WHEN A VARIATION WOULD BE MORE ATTRACTIVE OR AUTHTHENTIC BUT NOT AS A REASON TO SAVE COSTS.

COLORS

ALL EXTERIOR COLORS MUST BE APPROVED.

FOUNDATIONS

SHALL BE MASONRY MATERIAL.

WALLS

SIDING SHALL BE NATURAL MATERIALS (BRICK, MASONRY, EFIS, STUCCO, WOOD OR STONE) ALSO CEMENT FIBERBOARD SUCH AS JAMES HARDI BOARD WITH ACCENTS OF BATTEN, SHAKE, SCALLOPS, OR OTHER APPROVED SIDING.
NO VINYL SIDING IS PERMITTED
IN GENERAL, AS A DEFAULT, HOMES SHOULD BE PREDOMINATELY MASONRY ON ALL SIDES, SUBJECT TO **HOME STYLES**.

SOFFIT

ALUMINUM, CEMENT FIBERBOARD, APPROVED EQUAL, OR WOOD.
MINIMUM OVERHANG 12",

PORCHES

FRONT PORCHES MAY NOT BE SCREENED OR OTHERWISE ENCLOSED UNLESS APPROVED .
MAY ONLY CONTAIN FURNITURE SUITABLE FOR OUTDOOR WEATHER AND IS TO BE KEPT NEAT AND ORDERLY
FURNITURE DESIGN AND COLOR MUST BE HARMONIOUS WITH THE HOME.

DECKS

BACKYARD DECKS AND HARDSCAPES MUST BE APPROVED.

ROOFS

ROOFS SHOULD BE COMPLEX WITH MAIN ROOF PITCHES OF 10/12 OR HIGHER
FRONT ELEVATIONS SHOULD INCLUDE 3-5 GABLES WITH PITCHES OF 12/12 OR HIGHER.
GABLES SHOULD BE MASONRY AS A DEFAULT ON THE FRONT. VARIANCES WILL BE MADE FOR THE HOME STYLE. GABLES SHOULD HAVE DECORATIVE ITEMS, SUCH AS CUSTOM BRICKWORK, VENTS, SHED ROOFS, EYEBROWS, GUTTER RETURNS AND OTHER DETAILED ARCHTECTURAL FEATURES.
SHINGLES MUST BE DIMENSIONAL.
COLOR AS APPROVED BY THE COMMITTEE

DOORS

EXTERIOR DOORS AND THEIR COLORS INCLUDING SCREEN DOORS ARE SUBJECT TO APPROVAL
NEW HOMES SHALL HAVE CUSTOM DOORS (PREFERABLY DOUBLE) WITH UPSCALE GLASS, SUCH AS CUT, BEVELED, STAINED, SIDE LIGHTS AND OTHER INTERESTING AND UNIQUE FEATURES.

WINDOWS

MUST HAVE GRIDS ON ALL SIDES AND BE HARMONIOUS WITH THE HOME STYLE.

SHOULD HAVE SOME TYPE OF WINDOW SURROUNDS, DECORATIVE WINDOW HEADS, OR SHUTTERS. COLORS SHOULD MATCH THE TRIM ON THE HOUSE, FOR EXAMPLE, NO WHITE WINDOWS IF THE TRIM IS BEIGE.

FENCES

SEE BYLAWS, BUT IN GENERAL, ONLY AROUND POOLS AND WROUGHT IRON OR ALUMINUM TYPE.

YARDS

YARD DECORATIONS EXEPT SEASONAL DECORATIONS SUCH AS AT CHRISTMAS, EASTER, SHALL BE APPROVED BY THE TFARC. YARDS SHOULD BE KEPT WELL MAINTAINED AND TREATED FOR WEEDS. PLAYGROUND ELEMENTS SHOULD BE SUBTLE COLORS AND PRFERABLY WOOD. NO TRAMPOLINES APPROVED.
FRONT YARD LIGHTS ARE REQUIRED PER 9.14 OF THE BYLAWS

MAILBOXES

MUST CONFORM TO THE STANDARDS SET BY ASC WHEN REPAINTED OR REPAIRED OR REPLACED.

SIDEWALKS

A PUBLIC SIDEWALK MUST BE INSTALLED ALONG THE FRONTAGE OF THE LOT, ONE FOOT FROM THE PROPERTY LINE ON THE STREET R/W. SIDEWALK IS TO BE 4' WIDE, SLOPED 1/4" PER FOOT, AND BE 4000 PSI. CONCRETE SIDEWALK IS TO CONTINUE THROUGH THE DRIVEWAY. THE DEVELOPER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.

CHIMNEYS

SHALL BE TOTAL MASONRY OR EFIS. DIRECT VENT FIREPLACES IF USED MUST BE PLACED OTHER THAN ON FRONT ELEVATION AND MUST BE ALL MASORY OR EFIS WITH ROOF TO MATCH EXISTING.

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