

TAPESTRY ARCHITECTURAL GUIDELINES

TAPESTRY AT CHARLOTTE'S GROVE

Exhibit G to Project Summary

tapestry Architectural Guidelines

REVISED: 12/14/05

Architectural Control Committee

In order to create and maintain high standards in home design that will enhance the land plan and be sensitive to it, the Architectural Control Committee (ACC) at tapestry will be established in order to enforce the Architectural Guidelines and Performance Standards at tapestry. The tapestry Architectural Guidelines will be enforced by the ACC throughout the completion of the project. At project completion, which means that all houses have been constructed, the ACC at tapestry will be ongoing and enforced by the tapestry Homeowners Association.

Any builder who has been approved to participate in this project will be required to submit their plans for approval to the ACC. First, each builder must submit a plan for Concept Review (*use form ACC 001 available from developer*). Second, each builder must also submit the plan for Final Review (*use form ACC 002*). In addition landscape plans are required to be submitted to the ACC for their approval. (See "tapestry Landscape Guidelines".) Items to be reviewed by the ACC will include but not necessarily be limited to the following: All houses, additions to houses, landscape plans, fences, out buildings and accessory structures, dog kennels, pools, hot tubs. In addition all exterior color and finish selections (*use form ACC 003*) including but not limited to paint color selections, window colors, brick and stone, stucco, and roofing and roofing accessory color must be submitted for approval to the tapestry Architectural Control Committee.

Architectural Style

The architectural style acceptable within tapestry will consist of various interpretations of popular home styles that were prevalent from the late 19th century until the 1940's which include but are not limited to: Arts and Crafts, Shingle, Craftsman, American Farmhouse, American Cottage, Simple Folk, Greek Revival, Early Colonial, Cape Cod, etc. **In addition to these ubiquitous styles, artistic interpretations of these styles and their forms will not only be allowed but also encouraged.** In addition, any architectural style may be appropriate so long as it is determined to be well-designed as determined by the ACC.

Massing must be consistent with the style of each home and when massing departs from historical precedence, detail should preside. Simple roof forms and massing is encouraged and typical suburban combinations of hip roofs and gables should be avoided. Mixing stylistic elements from various styles is also acceptable.

Whatever the style or artistic interpretation of the home, all sides of the home's exterior must be consistently detailed.

Site Planning

It is encouraged that all homes at tapestry face the street. However, this doesn't necessarily mean that the home should be parallel to the street. In fact, it is encouraged that the home, if appropriate, be sited in such a way as to not create formal patterns when combined with other homes on the same street. "Tilting" the front house line slightly off a parallel street relationship will provide a more natural, informal pattern.

Rear elevations should be minimized from the public's view. On corner lots, if the home does not face the corner, appropriate design consideration should be given so that the public view of the home is pleasing (i.e. a garage door should not face a public intersection).

Building orientation should also be considerate of site lines of other homes

The Garage

The garages at tapestry need to be bashful. In other words, the design of the home must take into consideration the impact of the garage and should diminish the garage's impact as much as possible. Various techniques of deemphasizing the garage will be accepted including, side loaded, rear loaded (particularly effective on corner lots), tandem, and other creative ways to diminish the impact of the garage. When the garage faces the street it must be placed back from the front line of the house unless otherwise approved by the ACC.

All garage doors must be consistent with the design and style of the home.

Exterior Colors

All exterior color and material selections must be submitted to the tapestry Architectural Control Committee for approval. *Please use form ACC 003.*

Proper color selection is crucial to the overall visual impact of the environment at tapestry. Highly saturated colors will be discouraged. In other words, "bright" reds, yellows, or blues, etc. will not be allowed except as used appropriately as accent colors. Less saturated, muted, or toned down versions of these colors are more appropriate.

Multi-colored exteriors can be appropriate so long as they are well-managed and not "overpowering". Combining complementary (i.e. red and green, blue and orange) colors with improper saturation and/or value can create overpowering visual impact. However, done properly, using appropriate color saturation and value, complementary color schemes can be well executed.

It is encouraged that multi-colored color schemes consider using analogous (i.e. blue and green, red and orange) combinations.

Highly contrasting trim colors may not be appropriate in multi-colored schemes because they can add complexity. However, high contrasting trim colors can be acceptable when there is only one body color.

Window colors should work well with the submitted color palette. White windows with dark trim colors will be discouraged.

Exterior Siding

Cement Fiber lap, board and batten, and shingle siding are acceptable. Cedar shingle, lap, and other natural wood products are also acceptable. Vinyl, steel, and aluminum siding that simulate lap or other standard wood materials are not acceptable. Lap exposure should be consistent with the style of the home or be in proportion to other trim details. Detailing must be consistent on all sides of the home's exterior.

Exterior Trim, Fascia, and Soffit

Cedar, redwood, or other acceptable natural material will be allowed. High density composition material, such as Georgia Pacific Prime Trim, Mira-Tee, is also allowed. No aluminum, vinyl or steel will be allowed.

Exterior Brick and Stone

Natural brick and stone are accepted as appropriate exterior veneer so long as it is consistent with the architectural style of the home. Cultured brick and stone are acceptable so long as it is appropriately detailed. Stucco can also be an acceptable cladding material but, once again, it must be consistent with the style of the home as deemed appropriate by the ACC.

Roofing

Certaineed Horizon 25 year shingle or approved equivalent shall be the approved minimum. Cedar shingle or shake and standing seam metal are also encouraged so long as they enhance the style of the home as determined by the ACC.

Continuous ridge venting is mandatory unless certain roof conditions require alternate venting such as standard "box" style vents.

Roof valleys shall be interwoven or color clad to match shingles. No exposed galvanized flashing is allowed except for higher quality roofs such as metal, wood, or slate, or as otherwise approved.

Windows

All windows must be consistently detailed around the entire house. This doesn't mean that they all must have trim however there must be a reason for an alteration such as at a look out condition where it may be appropriate to change.

Shutters, if used, should be designed so that they would cover the window if shut. Shutters are not appropriate at picture windows.

Window grilles should be designed consistent with the style of the home.

Decks and Porches

Cedar and other wood products, excluding, treated wood products, are appropriate for decking. Composite decking (upon ACC approval), concrete, and colored concrete are acceptable.

Hard Surfaces and Paving

Asphalt, concrete, stamped concrete, and pavers are acceptable.

Drives should narrow to a maximum width of 14' as they move toward the street (12' will be recommended in most cases). At the street an apron of 18' maximum would be acceptable. Full standard finished concrete driveways are not acceptable unless approved by the ACC.

Exterior Lighting

Exterior lighting must be consistent with the requirements of the City of Lake Elmo and the "Good Neighbor Outdoor Lighting" policy. It is required that all exterior lighting is designed so that the lighting source is diminished.

Outbuildings (Accessory Structures)

Outbuildings are permitted within tapestry so long as they meet the requirements of the ACC. Well planned outbuildings that coordinate with the home's primary structure enhance the visual appeal of the property as well as the livability of the site. When thoughtfully designed, they have wonderful ability to create a sense of space.

Scaled drawings showing all details, plans, elevations, and site plan must be included in the submission. Only outbuildings that are designed to coordinate with the site's primary structure will be allowed. Pre-manufactured storage outbuildings will not be allowed.

The maximum size of the outbuilding is determined by a combination of primary garage space, attached or detached, and outbuilding size. The cumulative total of the primary garage space and the outbuilding cannot exceed 1200 square feet.

The following are examples of allowable structures: **SEE PICTURES BELOW**



