

SOA ARB SUPPLEMENTAL GUIDELINES
TUSCANA HOMEOWNERS ASSOCIATION
HOA Board approved January 21, 2021
ARB Recommend Approval January 21, 2021
SOA Board of Directors Approval February 25, 2021

The following are the SOA Supplemental Architectural Guidelines specific for Tuscana. They have been approved by the Neighborhood Association Board of Directors as well as the SOA Board of Directors. Any modifications to these Guidelines must be approved by both the HOA and the SOA Board of Directors. Additional guidelines for Phase II (1824-1834) are attached as Exhibit A.

All new constructions and exterior modification applications, including landscaping, must comply with these Guidelines as well as the SOA Guidelines.

SINGLE FAMILY FOR TUSCANA

Tuscana is an exclusive, gated community modeled after the quaint villas of the Tuscana region of Italy. The community is comprised of attached villas and single-family residences.

Homes in Tuscana are designed to reflect an authentic Tuscan community with architectural elements consistent in both appearance and quality.

1. SETBACK CRITERIA

The building setbacks define the minimum setback from the perimeter of an area within all habitable structures.

<u>Lots</u>	<u>Equipment Location***</u>	<u>Front Setback</u>	<u>Side Setbacks</u>	<u>Rear Setback</u>
1824-1827	Left	5 feet**	5 feet	20 feet
1828	Left	5 feet**	20 feet	25 feet
1829-1830	Left	5 feet**	5 feet	30 feet
1831	Left	5 feet**	5 feet	30 feet down to 25 feet*
1832-1834	Left	5 feet**	5 feet	25 feet
1835-1839		5 feet	5 feet	25 feet
1840-1841		5 feet	5 feet	20 feet

*Lot 1831 has a 30' setback off of the lake on the rear and a 25' setback off of the golf course on the rear.

**The garage on these lots must be set back a minimum of 19' to allow for driveway depth from the road.

***The equipment refers to HVAC units, generators, etc., which must all be placed in the left setback only and cannot be closer than 2' to the property line.

2. ACCESSORY STRUCTURES

Each lot may be large enough to accommodate an attached garage.

3. BUILDING HEIGHTS

Maximum building height of residences will be forty-five feet (45') measured from the top of finished floor to the highest point of the roof, excluding chimneys. No part of any home can be built to exceed forty-eight feet (48') above the crown of the road at the midpoint of the front property line. Residences may include up to two (2) stories.

4. MAXIMUM BUILDING COVERAGE

A maximum of eighty percent (80%) of the lot can be covered with structures. Structures will mean any portion of the main residence contained under roof plus the area of any accessory structures contained under roof.

5. SQUARE FOOTAGE AND STORIES

All homes constructed in Tuscana will contain at least the following combined heated and cooled floor area. Minimum 1,000 sq. ft. and maximum 5,000 sq. ft.

6. FINISHED FLOOR ELEVATIONS

For site drainage purposes and per the engineered drainage plan, the minimum finished floor (garage) will be six inches (6") above the crown of the adjacent roadway. The maximum finished first floor elevation will be no greater than thirty-six inches (36") above the crown of the road at the midpoint of the front property line.

7. EXTERIOR APPEARANCES

- a) Walls: Acceptable exterior wall materials will include:
 - Stucco
 - Stone
- b) Windows: Wood frame windows are strongly suggested, as are French doors. Vinyl, aluminum clad wood and aluminum windows, are acceptable. Color of window and door frames are green.
- c) Roofs: All gable and hip roofs will have a maximum slope of 6:12 and a minimum of 4:12.

Acceptable roof materials will include:

- Pan and cap clay tiles with bird stop end caps
- Concrete

Roof color and style is to be uniform and consistent with existing structures which is Terra cotta barrel style.

Roof attachments such as ornamental ridge caps, weather vanes, and oversized fireplace flues are encouraged. Vents are strongly recommended to be located on side elevations.

Chimneys must be compatible in character with the home. Flue endings must be covered. Roof penetrations larger in diameter than 7", such as used for prefab fireplaces, gas furnaces etc. will be contained with chimneys. Penetrations smaller than 7" will be painted the same color as the roof tiles, and need not to be contained within chimneys.

- d) Doors: Front entry doors are expected to be designed as an integral component of the overall design theme. Front entry doors are required to be at least seven feet (7') in height. Double front entry doors, side and top lights are encouraged.
- e) Shutters: Shutters must be designed in accordance with the overall style of the home. All operable shutters must incorporate traditional hardware, pivots and latches. Roll down shutters are prohibited. Louvered shutters can be allowed to tilt from the top or swing open. Shutters must be installed in the traditional manner with the outer edge of the louver blade facing downward when closed.

Acceptable materials for shutters are:

- Wood
- Anodized Aluminum
- Fiberglass

8. DRIVEWAYS

Driveway widths should be sufficient to allow for vehicle, except in the vehicular parking area or as the drive enters the street or garage enclosure.

The maximum driveway width at the intersection of a curb will not exceed twenty feet (20') and will not be permitted to cross over the imaginary extension of the side property line through the SOA right-of-way. Approval of driveways will be done as part of the hardscape/landscape review. Driveway design and color must be noted on the site plan.

Approved materials for driveways are Concrete pavers

9. GARAGES

All garages must accommodate at least one (1) and no more than two (2) cars. Garages may be detached from the main residence and include upstairs living quarters. Open carports are not permitted. If a parking area is to be included under the main body of the home, it must be enclosed. Garage doors are to be wood or wood look.

10. SIDEWALKS

The developer may provide poured concrete sidewalks in some areas of Tuscana. Sidewalks, which are damaged by homeowners, must be repaired or replaced by the homeowner.

11. WALLS/FENCES

Privacy walls are permitted but are considered less desirable than screening with hedges or other natural vegetation. Privacy walls and privacy hedges constructed on individual lots have a maximum height of eight feet (8') above finished grade. Pilasters may extend an additional five feet (5') above the height of the walls. Walls must be built in a style that is in keeping with the design of the main residence.

12. PORCHES, DECKS, VERANDAS AND BALCONIES

The creative use of wide verandas, porches and balconies on all elevations is strongly encouraged especially as a means of framing views.

Approved materials for handrails, pickets, columns and safety walls are:

- Stone
- Painted aluminum (black)
- Wrought iron (with rust inhibitor)
- Stucco

Porches and decks may not be freestanding. If screening is desired, the enclosure must be designed as an integral part of the roof and walls, not as an appendage.

13. COLORS

The color palette for Tuscana includes a subtle range of warm earth tones. The purpose for this palate is to have homes blend in with the natural, rich colors already present in the landscape. The number of colors on the home should be kept to a minimum and intense contrasting of base and trim colors should be avoided.

EXHIBIT A

ARB SUPPLEMENT – SINGLE FAMILY FOR TUSCANA PHASE 2 (1824-1834)

These Supplemental Guidelines are for Phase 2 of Tuscana consisting of 11 lots (1824-1834). The homes will maintain a Tuscan style architecture as set forth in the original guidelines. The homes in Phase 2 will share the architectural style of Phase 1 with many similar elements such as a predominantly stucco exterior, green window and door frames, terra cotta barrel style roofs, wood (or wood look) garage doors, a combination of arched and square openings, matching paver driveways, matching landscape theme/material, wood front doors, and black metal railings.

The Supplemental Guidelines apply to Phase II except for areas specified below.

1. Building Heights

- a. On Lot 1828 a 3rd floor will be permitted within the roofline as long as the overall height does not exceed 45' measured from the FFE to the highest point of the roof (not to exceed 48' above the crown of the road) and the total heated and cooled square footage does not exceed 5,000 sf.

2. Exterior Appearances

- a. Walls: Acceptable wall finishes will include Stucco and Scored Stucco (Limestone Block Appearance)
- b. Roof overhang will be a maximum of 18".
- c. Exterior Trim will match the color of the stucco or will be Sherwin Williams Snowbound.
- d. Driveways: The maximum driveway width at the intersection of the curb will not exceed 22' with the exception of lot 1834 that will be allowed up to 27'. Driveways will be constructed of concrete pavers to match the road as closely as possible. Driveway depth must be a minimum of 19' from the street.

3. Colors

- a. The colors will include Sherwin Williams "Snowbound", "Natural Tan" and "Quilt Gold". Variations of these colors that make them lighter or darker will be considered. Trim must match color of body or be Sherwin Williams Snowbound. All colors must be submitted for approval to the SOA ARB prior to painting.