

The Cottages at Turtle Creek Homeowners Association

PO Box 161901, Boiling Springs, SC 29316

1 Introduction

The *Protective Covenants, Restrictions and Conditions of the Cottages at Turtle Creek (C&Rs)* includes certain design elements, materials, specifications and design aesthetics for dwellings and additions to be built in our neighborhood. The C&Rs also require the ARC to insure that new development is in keeping with the overall development theme of the neighborhood.

This section of this document serves two purposes:

- A) Emphasize specific requirements contained in the C&Rs that speak to the design aesthetic of the neighborhood.
- B) Provide guidance on what architectural choices will be acceptable to the ARC to maintain the design aesthetic.

This section does not replicate all requirements contained in the C&Rs. The exclusion of any requirement from this document does not dismiss any responsibility of the homeowner to meet all requirements contained in the C&Rs. In any case in which a discrepancy exists between this document and the C&Rs, the C&Rs shall apply.

1.1 Neighborhood Design Aesthetic

The aesthetic of the Cottages at Turtle Creek is best summarized as contemporary Cottage style homes with elements of the American Arts and Crafts and English Craftsman movements. This is not to say homes to be built in the neighborhood must be replicas of 19th century Arts and Crafts homes, but the homeowner must incorporate some elements of these styles in a harmonious way into the dwelling's design. All prospective homeowners are encouraged to tour the neighborhood to gain an understanding of the required design aesthetic.

Architectural elements common to these styles include:

- a. Front porches under an extension of the main roof
- b. Shed dormers
- c. Square or tapered square columns
- d. Board and Batten siding
- e. Stonework
- f. Mixed materials including stone, wood, brick, and shakes.
- g. Windows emphasized by shape and/or unique construction.

At least some of these elements must be incorporated into the design of the dwelling in order for the ARC to consider the design in keeping with the neighborhood aesthetic.

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1.2 Diversity of Design

The ARC encourages individuality with regard to home plans and designs. The goal is to avoid abject sameness and a “cookie cutter” appearance of the neighborhood. The following guidelines are in effect to achieve this goal:

- a. Any home plan may be built no more than twice in the neighborhood.
- b. Front elevations must be unique and may not be duplicated within the neighborhood.
- c. In the case of a duplicate home plan, no duplicate plans may be built adjacent to one another, directly across the street, or adjacent to the lot directly across the street.
- d. Duplication of exterior colors and materials to adjacent homes is to be avoided.

For the purposes of this section, a duplicate home plan is:

- a. Any plan identical or substantially similar to an existing home one previously approved by the ARC.
- b. The reverse of any such plan.

1.3 Exterior Materials

This section describes the exterior materials likely to be approved by the ARC.

1.3.1 Foundations

- a. Stone veneer on foundations is strongly encouraged for the entire dwelling and is required on the front elevation. Stone may be stacked or mortared.
- b. Stone and brick veneered foundation areas must include a transition between the foundation and the wall above. For example a capstone, soldier course of brick, or decorative masonry. Any projecting transition must be angled to deflect water from the foundation.

1.3.2 Primary Siding

The Cottage aesthetic of the neighborhood requires painted surfaces as the primary exterior.

- a. The preferred material is concrete board (such as Hardie) in a board and batten or lap siding configuration.
- b. Concrete board with an OSB or engineered wood backing is **not** acceptable and will not be approved.
- c. Other paintable and durable materials may be approved on a case-by-case basis.

1.3.3 Secondary Siding

- a. Stone, brick, shake shingles (stained or painted) are encouraged as secondary sidings.
- b. Shakes are to be found most often found in the gable areas of the dwelling, but are acceptable anywhere on the structure.

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- c. At least one section of the front elevation should be covered in a secondary siding material. For example the entire garage door area under a gable roof, a projected exterior wall on a bedroom, the wall behind a front porch, and so forth.

1.3.4 Windows

- a. The C&R makes approval for Aluminum or Vinyl Clad over wood windows and Cellular PVC windows. The ARC will accept Solid PVC (Vinyl) windows on a case-by-case basis. Make and model of the proposed windows are required for approval.
- b. As per the C&Rs, Aluminum or Vinyl framed windows will not be approved.

1.3.5 Feature Windows

- a. A feature window is a window used as a design element for the dwelling. Although not required, at least one feature window is highly encouraged.
- b. The feature window will most often reflect the Craftsman Cottage style outlined above. Some examples are:
 - I. A round or elliptical window set in a small wall section that visually separates the main dwelling from a garage or other section. These are often located in a front stairwell.
 - II. A boxed window that projects outward from the wall.
 - III. A dormer with a unique roof, such as a barrel, round, curved, or metal.
 - IV. A large window with a relieving arch.
 - V. A large window with lintel stone with sub sill.
 - VI. Bow Windows.
 - VII. A set of windows with transom
- c. Palladian windows are to be avoided as the Palladian style is inconsistent with the cottage style.

1.3.6 Shutters

- a. Shutters are not required but are encouraged as an accent on one or more windows.
- b. Wood is the recommended material for shutters. Other materials will be considered on a case-by-case basis
- c. Vinyl or plastic is not allowed.
- d. Shutters may be painted, stained, or left natural with a clear sealant applied.
- e. Protective copper caps are encouraged on unpainted cedar and fir shutters.
- f. Shutters may be operable or fixed. If fixed, the shutters must be mounted on spacers – shutters may not be attached flat to the wall or inset into the wall siding.

1.3.7 Garage Doors

- a. Garage doors may be insulated metal or wood. Vinyl or plastic is not allowed.
- b. Arch-top garage door openings are encouraged but not required.
- c. All garage doors must include some decorative “carriage house” style hardware such as hinge plates, door handles, and straps.

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1.3.8 Entry Doors

- a. Architectural wooden entry doors are encouraged, especially for the front door.
- b. Vinyl, aluminum, and plastic doors are not allowed.
- c. Side lights and transoms are encouraged for the front door.

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2 Required Deliverables

The following items must be delivered to the ARC for the approval of any new home construction. The ARC will use these items in the approval process.

2.1 Complete and final construction plans.

The construction plan set must be complete and final. Preliminary plans are not acceptable. Any and all features included in the plans must be included in the finished dwelling. No feature may be included in the finished dwelling if the feature is not in the plans.

- a. Plans provided to the ARC must be the same as used for construction, printed in the same size as drafted (Size A, B, C, D, E), and be to scale. Electronic copies of the plans in AutoCAD format (DWG) are acceptable in lieu of printed copies.
- b. Exterior elevations must represent and enumerate all finishes. Brick, stucco, wood, concrete board, and rock must be indicated clearly on the drawings.
- c. Color descriptions, including manufacturer paint codes, must be specified in the drawing set. Areas to be painted must be clearly marked with the color that is to be used.
- d. Unless previously approved in writing, as-built variations from the supplied plans will result in a stop-work order.

2.2 Exterior Finish Materials

The ARC must approve all exterior finishes and materials. This includes stone, brick, paint, shingles and any other materials to be applied to the exterior of the dwelling.

- a. The manufacturer, model, style, color (if applicable), or any other identifying information for each material to be used must be supplied to the ARC.
- b. If a finish material cannot be represented by a standard vendor reference as described in (a), then physical samples of the finish material must be supplied to the ARC. Samples will be kept by the ARC for the duration of the project, after which they will be returned to the homeowner.
- c. Unless previously approved in writing, as-built variations from the specified and supplied materials will result in a stop-work order.

2.3 Complete and Final Landscaping Plan

A complete landscaping plan must be provided to the ARC. The plans must include, at a minimum:

- a. A plan view of the property indicating the location of any trees, planting beds, shrubs and grass.

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- b. On the drawing, each tree, group of plantings, and group of bushes must indicate the variety of the plant.
- c. The type of grass must be indicated.
- d. Provisions for drainage must be included in the landscaping plans.
- e. Unless previously approved in writing, as-built variations from the supplied plans will result in a stop-work order.