

**Timber Creek Estates
Design Review Committee Guidelines
2019**

The DRC may, subject to the approval of the Board, develop and promulgate policy guidelines for the application of the design review and builder approval provisions in this guide. The policy guidelines shall include (a) review procedures, (b) aspects and objectives of review, and criteria used as standards in determining the achievement of the required objectives. This may be modified on due notice to the owners and subject to approval of the Board.

Plans and specifications shall be submitted to the DRC for written approval.

Site plan of the lot or lots showing nature, exterior finish, shape, height, materials, and location with respect to lot easements and set back locations, the number and location of all parking spaces and driveways on lot. Grading plan for particular lot and elevations shown on site plan provided with structure blueprint.

Upon review by the DRC any plans and specifications submitted hereunder a copy of such plans of such as approved shall be deposited for permanent record with the association, with a copy of approval in writing shall be returned to the applicant describing results of review.

Exterior walls and facing of all buildings, structures and appurtenances constructed on any lot shall be of stone, stucco, wood siding, wood paneling, glass, glass block, vinyl or steel siding or any combination there of, with at least 75% of the front exposure of brick or stone.

Any residence constructed on a lot shall, except as otherwise approved by the DRC, not contain less than 1700 square ft of finished area on the main level, If on a Basement, and 2000 square feet of finished floor area on the main level if on a Slab/ crawl space, exclusive to the Basement, porch and garage shown to be applicable for such lot on the copy of the plat of the property.

Each Residence shall, unless otherwise approved by the DRC, include a pored concrete basement, which shall contain a floor area comprising at least eighty percent (80%) of the ground level floor area contained in such residence, exclusive of porches and garages.

All garages shall be constructed of 3 bays and 3-car garage. Garage door may be single door that spans a minimum of 3 bays.

All roofs on all buildings improvements on any lot shall be architectural style shingle or approved composition. "Approved composition" shall mean in the weathered wood (gray) color or such other equivalent composition roofing materials as are approved in writing by The DRC from time to time.

B) No flat roof shall be permitted, except with the written permission of the DRC. Window frames shall be wood, metal or vinyl or other composition material as approved from time to time by the DRC.

The owner shall be required to complete land improvements to property in the form of:

- Requirement to plant lawn and trees and shrubs or bushes.
- Irrigation required, with a cool weather grass of 80% of property contained, this includes 15 perennial shrubs, bushes, or trees on such lot.

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