

CHAPEL RIDGE



ARCHITECTURAL

AND

SITE DESIGN

GUIDELINES

AMENDED AND RE-INSTATED

EFFECTIVE SEPTEMBER 2007

6.10 Approved Exterior Siding Material

1. Approved exterior siding materials:
 - A. Brick
 - B. Cement Stucco
 - C. Cedar Shakes
 - D. Horizontal Wood Siding
 - E. Stone
 - F. Hardi-Plank or approved equal
2. The following exterior siding materials are not approved
 - A. Vinyl Siding
 - B. Vinyl Shakes
 - C. Vinyl/Aluminum Clad Trim

6.11 Finished Floor Elevation

All homes shall be constructed with a minimum dimension of 24" from finished grade to the first floor. Foundations shall be brick, stone, or stucco. Stucco foundations, when not consistent with exterior materials, may only be stepped down at minimum. Stucco foundations should be "true stucco" or at a minimum "parged" with mortar to give the appearance of true stucco.

6.12 Roofs

Pitch of the main roof structure should be no less than 6/12. Pitches for porches, breezeways and other secondary structures may be less, provided they are approved by the ARB. No mansard roofs will be allowed. Contemporary or other irregularly pitched roof styles will not be allowed. All roof penetrations (gas flues, exhaust vents, plumbing vents, skylights, etc.) shall be located on the rear roof slopes so they are not visible from the street. Roof penetrations must be painted a color that is compatible with the roof color. Failure to paint roof penetrations will result in fines being deducted from the construction bond. Roof penetrations visible from the street must be approved in writing by the ARB.

Approved roof materials shall consist of the following:

1. 25-year or better dimensional fiberglass shingles.
2. Cedar Shakes
3. Slate
4. Synthetic-Slate
5. Standing seam metal. Accent areas only.

6.13 Chimneys

Chimney finishes are restricted to brick, stucco, dry stack, or cultured stone. No exterior metal fireboxes are allowed unless encased in masonry surrounds.

6.14 Garage \ Garage Doors

All garages should be side or rear loaded. Carports are not allowed. Front loaded garages are permitted if the site conditions and or setbacks do not provide adequate space for a side or rear-loading garage. Front loaded garages shall be set back 15 feet from the front elevation of the house. The street side elevation of a courtyard garage must incorporate windows, louvers, or shutters as necessary to provide variety. Garages on corner lots shall not face the main collector road. A raised panel garage door with lites is required for all garage doors. Front loading two-car garages shall have a separate garage door for each car.

6.15 House Identification

Chatham County requires that 4" Arabic house numbers be used to identify homes from the street. Metallic and or wooden house numbers are approved for this use. The ARB reserves the right to approve or deny the use of any house numbering that detracts from the appearance of the home.

6.16 Doors

Exterior doors shall be appropriate to the architectural theme. Exterior sliding doors shall only be permitted on rear elevations. They shall not be visible from the street. Storm and screen doors are not permitted unless they are of the appearance of a typical exterior door. All storm and screen doors shall be approved by the ARB.

6.17 Windows

Windows are restricted to double hung (6 over 6, 9 over 9, etc.) The use of snap in grilles is acceptable. Window muntins (or grills) will be the same color as the window trim. Single hung windows are not acceptable. Casement windows are acceptable where such windows are essential to the architectural style of a residence. Storm windows shall not be permitted. Exterior window screens will be consistent with the trim color. Use of glass block shall be reviewed on a case-by-case basis. Skylights and or roof windows will not be allowed on the street side elevations of the home. Dormer windows must also maintain an alignment balance with the home.