

PETERSEN

— farms —

MINIMUM ARCHITECTURAL GUIDELINES

NEW CONSTRUCTION:

- Min. Floor Area (Rambler):** 1,600 finished square feet on main level.
- Min. Floor Area (Two-story):** 2,400 combined finished square feet on main and upper levels.
- Min. Floor Area (Other):** To be reviewed by HOA Architectural Review Committee (ARC).
- Min. Garage size:** 720 square feet, for attached garages.

ALL CONSTRUCTION:

Architectural standards:

Front facing primary roof pitch must be 8:12, 6:12 elsewhere.
Home must have at least 1 front-facing gable or roof element.
Accent roof pitches can be reviewed and determined for approval by ARC.
Architectural shingles are minimum roofing requirements, standing seam is allowed as accent roofing materials.

Front elevation must be comprised of multiple siding combinations (Shakes, Battens, Lap, etc.), of which 20% of net area after removing doors and windows must be a durable material such as brick or stone.

Siding on front elevation must be comprised of a cementitious material (Hardy/LP). No vinyl or aluminum is allowed on the front elevation. If vinyl or aluminum is used on side or rear elevations, design must incorporate durable corner trim, and decorative window wraps to break up elevation. Freeze boards must be used on color or material changes.

Detached accessory building:

Must be stick framed structure(s) of compatible architecture finish and color as primary structure. Architecture must incorporate same standard for front elevation as primary structure. All detached accessory structures which do not require a building permit and ARC approval are required to match similar exterior finishes and colors as primary structure.

Front yard trees:

Minimum of 3 newly planted trees meeting City species requirements, with the exception of lots with existing trees preserved in the front yard.

Landscaping:

In addition to 3 newly planted trees, each side of the home is required to have at least 10 landscape plantings (deciduous shrubs) per side of primary structure. Seeding or sodding to establish turf is required in the entire front, side, and rear yards that were disturbed by construction. Areas from rear of house all the way to the curb(s) shall be maintained as turf areas. Sod or seed directly abutting primary structure is not allowed. Alterations / modifications to stormwater ponding areas and / or infiltration basins are not allowed. For approved enhancements to stormwater basins consult ARC.

Fencing:

Minimum standard for fencing is black vinyl-coated chain link or better. Maintenance-free vinyl or cedar board on board style fencing is allowed.

- This summary document is intended to provide a brief overview of current governing architectural standards in the Petersen Farms development. The full governing declaration and current amendments are available from the HOA, and in all conditions supersede this summary. These guidelines were updated and adopted by the Petersen Farms Homeowners Association on December 20, 2023.