

MORGANTOWN ARCHITECTURAL REVIEW COMMITTEE

SPECIFICATION COMPLIANCE WORK SHEET

PHASE: _____ LOT: _____ DATE: _____

OWNER: _____ PHONE: _____

CONTRACTOR: _____ PHONE: _____

Submission Date: _____

Approval Date: _____

1. Submittal process for architectural review:

A. Plan Review Fee: \$ _____ Received: _____

B. 1 full set of plans:

1. Full Specifications Received: _____

2. Elevations Received: _____

3. Site plan Received: _____

4. Landscaping plan Received: _____

C. Material Samples:

(Material description will suffice)

1. Siding material Received: _____

2. Roofing material Received: _____

3. Exterior paint colors Received: _____

4. Trim paint colors * S/W Morgantown White

5. Exterior door color Received: _____

2. Specifications:

Please note: Setbacks and square footage specifications vary by phase. It is the responsibility of the owner to comply with the specs for the phase in which the home is being constructed. Specs for each phase are located on the Morgantown web site or will be provided upon request.

HEATED/COOLED SQ. FT.: _____

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A. Site Plan Setbacks:

- | | |
|-----------------------|---------------------|
| 1. Front _____ | Compliant: Yes / No |
| 2. Rear _____ | Compliant: Yes / No |
| 3. Back _____ | Compliant: Yes / No |
| 4. 15' Front Easement | Compliant: Yes / No |

- *See formula sheet for details

B. Roofing Specifications:

- Note:**
1. Maximum height for any residence is 35' above the first finished living floor.
 2. No mansard roofs will be permitted
 3. All stack pipes, exhaust fans and other roof projections must be located on the roof in such a manner as to be as unobtrusive as possible and paints to match the roof.
 4. All roofing must be of complementary color to the house color, painted if necessary.

- | | | |
|-------------------|-------------|---------------------|
| 1. Maximum Pitch: | 12:12 | Compliant: Yes / No |
| 2. Main roof: | 6:12 | Compliant: Yes / No |
| 3. Porches: | 3:12 | Compliant: Yes / No |
| 4. Overhang: | 1' 4" min. | Compliant: Yes / No |
| 5. Facia: | 1"x 8" min. | Compliant: Yes / No |

C. Roofing Materials:

1. Metal Roofing: galvanized/mill finish (preferred) some color permitted (ARC approval required) V-crimp, corrugated or metal shingle
2. Wood Shake or Masonite wood shake
3. Thatching (ARC approval)
4. Tile / Concrete tile (natural colors: ARC approval)
5. Composite shingles (not recommended)

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D. Exterior Specifications:

- | | |
|--------------------------|--|
| 1. Wall Materials: | Cedar / Redwood / Cypress / Pine
Stucco / Dryvite / Hard board / Masonite
No Vinyl Siding Permitted |
| 2. Wall Pattern: | Lap Siding / Wood Shingles
Drop siding: #106/#107 Pine
Vertical board & batten & clapboard |
| 3. Corners/Openings: | 1" x 6" min. Compliant: Yes / No |
| 4. Ext. Door Material: | Wood / Metal / Fiberglass |
| 5. Ext. Door Style: | Ladderback design
Recessed 2/4/6 panel
French doors / Store front
Sliding (Non-street sides ONLY) |
| 6. Ext. Window Material: | Wood / Metal / Clad |
| 7. Ext Window Style: | Casement / Awning – Fixed Glass/Double Hung |

Note: Circular, odd shaped and stain glass windows must be submitted for ARC approval

- | | |
|------------------------|---|
| 8. Screening Material: | Gray fiberglass / Aluminum |
| 9. Screen Frame: | White: Wood / Aluminum / Clad |
| 10. Stair & Deck Rail: | Top & bottom rail, pickets shall die into bottom rail. |
| 11. Privacy Screening: | Lattice / Louver / Canvas / Vertical Pattern
(other require ARC approval) |

All areas between the ground and first living level must be screened, except garage openings and normal access openings.

Visual screening will be provided for garbage receptacles, A/C units, electrical meters, propane tanks, etc.

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E. Exterior Finishes:

1. Walls: Colors will be in tones and hues which are compatible with and will aesthetically blend with other colors used throughout the community.

Paint scheme submitted & approved: Yes / No

Sample From with samples attached: Yes / No

2. Corners, window casings, handrails, facias, eaves, exposed rafters, lattice, louvers and screening material must be painted white.

NO UNPAINTED/STAINED SIDING OR TRIM IS PERMITTED

F. Decks and Rails

1. All decking should be included in the complete set of plans.

2. All railing facing the street must be painted white.

3. All dune walk overs must be approved by Fish & Wildlife and ARC4. Dune walkovers must meet Fish & Wildlife minimum height standards but shall not be of a height that will obstruct the views of others. ARC reserves the right to review walkover elevations for compliance.

BEACH FRONT DUNES SHALL NOT BE EXCAVATED FOR ANY REASON.

3. OTHER REQUIRMENTS:

A. Parking:

1. All residences shall provide at least 2 parking spaces under the house.

2. No attached or detached garages are permitted.

B. Air conditioners:

1. All exterior HVAC units will be concealed as described in section D. 11.

2. No window units are permitted.

C. Exterior Lighting:

1. All exterior lighting, House & Landscaping, shall be in character & keeping with the community. Lighting will be directed downward and away from neighbor's houses. All house flood lighting shall be white and/or natural in color. Colored deck and landscaping lighting must have ARC approval.

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D. Fencing:

1. Maximum height: 42" from ground
2. All fencing must be of wood construction and painted white.
3. No chain link fences are permitted on the property.
4. Fencing for personal pools will be approved on a case-by-case basis.

E. Other Structures:

1. No mobile home, trailer, tent, shack, barn or other non-permanent main residential structure shall be placed on any lot.

Form Prepared By: _____

Reviewed and Approved By: _____

Notes: _____

EXTERIOR TRIM COLOR

Sherwin-Williams 2250

Exterior	Architectural
A-100	Latex
Satin	IFC 8000SF

MORGANTOWN WHITE

Custom Manual Match

CCE*COLORANT	OZ	32	64	128
B1 – Black	-	-	1	-
W1 – White	-	32	-	-

ONE GALLON
A82W00151

EXTRA WHITE
640389177