

# APPLE VALLEY RANCHES

## ARCHITECTURAL REVIEW COMMITTEE

### ARCHITECTURAL DESIGN GUIDELINES

Dear Landowner:

Your homesite in Apple Valley Ranches is part of a high-quality community that features amenities such as small acreages with beautiful views, natural beauty in a rural setting with stunning natural landscaping, and distinctive custom homes.

Considerable thought, effort, and money have been spent by the developer, homeowners, and this committee to provide and maintain a desirable homesite environment.

To protect this environment and investment, an Architectural Review Committee (formerly the Architectural Control Committee) has been established. The role of the committee is to review and approve all building and improvements, and to ensure adherence to the COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs), and to these ARCHITECTURAL DESIGN GUIDELINES. This committee aims to be proactive in ensuring the quality of construction in this development, thereby protecting our investments.

Our purpose in providing these guidelines is to inform homeowners of what is generally accepted and expected prior to committing to a home design. If these general standards are incorporated into the initial design of your home and landscaping, costly and time-consuming design changes may be avoided. We hope to maintain the quality, appearance, compatibility, and design of homesite improvements for the benefit of all who have homes in Apple Valley Ranches.

After reading these Design Guidelines, please be sure to sign and submit the signature page and send it to the ARC. Meetings in advance are encouraged.

## 1.) PROCEDURE:

**PRIOR TO ANY CONSTRUCTION, YOU MUST OBTAIN APPROVAL OF YOUR PLANS IN WRITING FROM THE ARCHITECTURAL REVIEW COMMITTEE.**

Please submit a preliminary plan to the committee for consideration and obtain tentative approval of the design before committing to your architect or designer for detailed construction plans.

Within 35 days, you will be given an APPROVAL FORM, and a member of the committee will answer any questions you may have. The form and approval will be updated as construction progresses.

Approval is valid for a period of two (2) years. If construction is not begun within that time period, the plans must be resubmitted. Pouring of the foundation will be considered as the beginning of construction, not grading and site preparation.

Approval will not be required for normal maintenance of previously approved improvements, repairs (to original specifications), changes to the interior of a previously approved structure, or exterior repainting without a color change.

Approval is required for any building, fence, wall, obstruction, screen, or structure of any kind, or changes or alterations to these.

All approved work will be completed within two (2) years from the commencement of grading and site preparation (excluding the pouring of the foundation, as noted above). Any time extension must be approved in writing by the committee.

If, at any time, the committee determines that work is not being performed as approved, the committee will notify the owner in writing. Please remember, this committee exists to protect all our property values and to ensure that new construction is compatible with the neighborhood we have created.

In the event the owner fails to remedy the non-compliance issues, the committee will have the right and duty to remedy the non-compliant issues in accordance with the previously established CCR's section 4.06., paragraph 3.

## 2.) DEFINITIONS

***'Improvement'*** shall mean all structures (see **below**).

***"Structure"*** shall mean any tangible thing or device to be fixed permanently or temporarily to real property.

***"Owner"*** shall mean such person or entity holding a record fee ownership in a lot. ***"Owner"*** does not include persons or entities who hold an interest in a lot as security for the performance of an obligation.

***"Property"*** shall mean the real property as described by the parcel number identified in the deed of ownership and any improvements erected upon it at any time.

## 3.) DESIGN GUIDELINES:

STANDARDS: All improvements shall be constructed, painted, and changed in compliance with applicable zoning laws, building codes, subdivision restrictions, and all other applicable laws, ordinances, and regulations applicable to project improvements. No lot, or any portion of a lot, shall be used for anything other than residential purposes, with the exception of lots previously approved for agricultural activities (see CCRs).

LANDSCAPING: Landscaping shall be designed to complement, protect, and harmonize with the natural terrain, existing trees, and vegetation. Trees and rocks should be left undisturbed where possible, especially when they are available to provide screening and buffer zones between adjacent roads and neighbors. Unnecessary tree cutting is discouraged, especially of trees with trunk diameters of twelve (12) inches or greater. Stone, gravel, concrete, and similar materials shall be used only for complementary and supplementary purposes. Landscaping disturbed by construction should be restored to either its original state or an improved final design status.

COMMON DRIVEWAYS: The owner of each lot having a driveway in common with any other lot shall share equally the cost of maintaining such common driveway. Common driveways and easements disturbed or damaged during construction must be restored to their original state within three (3) months of construction completion.

BUILDING PLACEMENT: To avoid unnecessary or extensive grading or build-up, it is recommended to design and place structures that fit the existing terrain. Design considerations should be given to the physical terrain, natural amenities such as trees and rocks, views, appearance from adjacent streets, and neighboring lots. Driveway cuts into roads will be limited to one entrance per lot unless otherwise approved by the committee. Maximum width will be twelve (12) feet. All buildings will be set back from the boundary lines by a minimum of fifty (50) feet, and the side boundary lines by a minimum of twenty (20) feet. In no situation will buildings be closer to the boundary lines than allowed by county ordinance.

BUILDING TYPE: No building will be allowed other than a single-family detached dwelling not to exceed two and one-half stories in height. A private garage for no less than two cars is required. The garage doors should be made of wood or have a wood-like appearance and should be of the sectional type. Two additional parking spaces are required on the property. Temporary buildings, trailers, tents, shacks, barns, or any other type of outbuilding shall not be used at any time on any lot as a residence, either permanent or temporary.

OUTBUILDINGS: All outbuildings require the same approval as the primary residence and include prefabricated storage and utility sheds.

DWELLING SIZE: Minimum size of any single-story home shall be 2600 square feet of living area, excluding garages, covered carports, covered porches or patios, and accessory buildings. Generally, two-story homes should have a minimum of 1600 square feet of living area on the first floor.

GENERAL DESIGN RECOMMENDATIONS: In general, designs that have character and interest, and represent quality and custom (versus tract) design, are desired. Designs that have an appearance other than flat, plain, or "box" are strongly encouraged. Angles, offsets, irregular foundation lines, outset windows, and recessed entries will all add a unique appearance to your home. The front or visible side of your home is the most important in this regard. The use of at least two (2) different building materials on the front or visible side of the home is desirable (e.g., wood and rock).

ROOF PITCH AND MATERIALS: Roof pitch must be a minimum of 6 in 12 (6:12). Lesser roof pitches must be approved by the Architectural Review Committee. Roofing materials must be submitted to the committee for review. Fireproof materials are highly recommended.

EXTERIOR COLORS: Subdued tones, "earth" tones, or natural stains are strongly recommended. Bright colors are discouraged. Samples must be submitted for approval before they can be used. All reflective metal, such as chimney stacks, flashing, exhaust vents, pipes, etc., must be painted to blend with the surrounding materials.

EQUIPMENT: All interior and exterior heating and cooling equipment, propane tanks, solar collecting devices, or any other equipment outside the dwelling must be placed or screened (with a wall or fence) in such a way that it is not visible from the adjacent road or neighboring property.

FENCES: All fences must be approved by the Architectural Review Committee before construction begins. Materials that are acceptable include wood, concrete block, rock, cultured stone, wrought iron, and split rail. Wire fences are permitted if they are not visible from the adjacent road and do not cause objection to immediate neighbors. Chain link fences are not allowed.

EXTERIOR LIGHTING: All exterior and decorative lighting should be placed in such a manner that the source of the lighting is not visible from other properties or the adjacent road. The location of neighbors and neighboring lots is especially important to consider and placement is to be as unobtrusive as possible. Incandescent lights of 150 watts or less are encouraged. Lights should generally be turned off at 10:00 p.m.

VEHICLES AND WOODPILES: All trailers, mobile homes, commercial vehicles, inoperable vehicles, boats, or similar equipment, and woodpiles, must be placed on a lot where it is not immediately visible from the road, and are not bothersome to immediate neighbors.

SIGNS: No sign of any kind may be displayed to the public view on or from any portion of the lot, or from any portion of Apple Valley Ranches, without approval of the committee. The committee must approve address signs. The only exceptions are professional signs (one of not more than one (1) square foot), signs advertising the property for sale (not more than five (5) square feet, or signs used by a builder to advertise the property during the construction and sale period (not more than five (5) square feet).

WINDOW COVERINGS: Windows may be covered by drapes, shades, or shutters. They may not be painted or covered by foil, cardboard, sheets, or similar materials.

CLOTHESLINES: No exterior clotheslines or any other outside clothes drying or airing device or facility shall be erected or maintained upon the property, in any location where it would be visible from any street or neighboring lot. No clothes washer, dryer, refrigerator, freezer, or any other appliance may be stored, kept or used on any patio, porch, or other exterior area where it would be visible from any street or neighboring lot.

ANIMALS: No animals shall be kept, bred, or maintained for any commercial purposes. All animals must be kept under reasonable control at all times and should never pose a nuisance, annoyance, or danger to other owners or visitors.

GARBAGE, REFUSE, BUILDING MATERIALS: No lot shall be maintained or used as a dumping ground for rubbish or garbage. Trash, garbage, or other waste shall be kept in sanitary containers and removed from the property at regular intervals. Trash, garbage, incinerators, trash cans, and unused building materials must be stored in an area not visible from any road or neighboring property.

DRAINAGE: No owner shall do any act or construct any improvement that would interfere with the natural and established drainage patterns or systems within Apple Valley Ranches.

## 4.) FORMATION OF COMMITTEE:

The committee shall be composed of 3-5 members who own home sites in Apple Valley Ranches. One member, selected by the committee, will act as chairperson.

Membership will be on a voluntary basis and will be for a term of two (2) years. A member or members may volunteer for more than one consecutive term to give the committee continuity. In the event of a vacancy, the committee may or may not request a volunteer to fill the vacant spot.

At the end of each two-year period, the committee will seek to replace its members. If no volunteers are available, the current committee members may continue, the committee may be disbanded, or the committee may choose an alternate method of composition.

## 5.) OPERATION OF COMMITTEE:

The address of the committee will be the same as that of the chairperson.

The committee will meet on an "as needed" basis. A meeting will be scheduled by the chairperson, any member, or at the request of a property owner. If a property owner requests a meeting, the topic(s) for discussion must be presented to the committee in writing at least two (2) weeks prior to the meeting.

A quorum will consist of a majority of the total number of committee members. Decisions of the committee will require a simple majority vote to pass. The committee will appoint a secretary to maintain minutes, records, and manage finances (if applicable). The committee will maintain files of all documents submitted to it while the files are under active consideration.



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## ARCHITECTURAL REVIEW COMMITTEE

### SIGNATURE PAGE

Consent by the Architectural Review Committee on any matter proposed to it or within its jurisdiction, or failure by the committee or any of its members to enforce any violations of the Architectural Design Guidelines or the Declaration of Covenants, Conditions, and Regulations, shall not be deemed to constitute a precedent or waiver impairing the Architectural Review Committee's right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent, or to enforce any subsequent or similar violation.

Please provide a copy of the Architectural Design Guidelines to your architect or designer and your builder to avoid confusion regarding the requirements for building a home in Apple Valley Ranches.

Please also check with the current Architectural Review Committee to ascertain if any changes have been made to the guidelines since the publication of your copy.

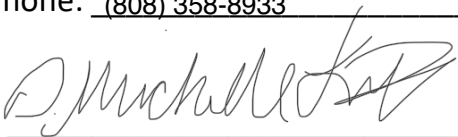
I HAVE READ AND UNDERSTAND THE ARCHITECTURAL DESIGN GUIDELINES AND AGREE TO ABIDE BY THEM

Property Address:

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Owners Email: michellelutz96821@gmail.com

Owners Phone: (808) 358-8933

Signature  Date 10/9/25