

WHITEHORSE ESTATES ARCHITECTURAL COMMITTEE CHECKLIST

REMODELS & NEW HOMES

Submission Date: \_\_\_\_\_ Owner's Name: \_\_\_\_\_

Subdivision Address: \_\_\_\_\_ Lot: \_\_\_\_\_

Completion Date (within 10 working days) \_\_\_\_\_ Completed By: \_\_\_\_\_

Complete the following architectural review checklist within 30 days of applicant's submission:

- All documentation and payment received.

Design Structures

- Traditional design elements (e.g. pitched roofs, columns, arches, trellises, dormers, etc.) is encouraged. There is no requirement for a literal interpretation of a traditional style, but the design of all structures should address the environment and homes customary to the community within WhiteHorse Estates
- Exterior Walls. Exterior walls of all Structures shall be sheathed with brick, stone, clapboard, stucco, or a similar exterior siding. No metal
- Roof. All roofs of all Structures shall be pitched at an angle not less than 4/12, and shall be clad in composite shingles or slate or a slate-composite material, provided that another roof employing other materials will be permitted if architecturally harmonious. Metal accents may be permitted.
- Do gutters shape and color match the home?
- Detached Structure/Garage. Does the detached Structure/Garage material fit with the aesthetics of the home?
- Accessory building the same materials as the home?
- Accessory building less than 60% of the home square footage excluding garage and patios?
- Is the main level square footage at least 2,750 Square feet and at least 3,500 total square feet for 2 Story Homes. Square footage excludes garages and Covered Outdoor patios.
- Chimney or other minor projections only exceed roof height by 4'?
- Are exterior colors earth tone, white, or dark in nature. Do they complement the area and neighbors?
- Is 20% of the front façade stone or brick? (No river rock).
- Is lighting low voltage and placed in locations that don't shine directly into the neighbor's home? Is the color temperature specified as 3K? Location of front yard light post?
- Is trash enclosure indicated? concrete pad to accommodate two standard-sized municipal trash/recycling cans and fencing material to screen the cans from public viewing. Screening must exceed the height of the receptacle by 1foot and must not exceed a height of 6 feet.

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Site Plan

- Drainage plan shown how water will be sloped away from the house. If drainage swell present, shown on plans.
- Do structure meet setbacks requirements? Sides 10' and front 25'.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Landscaping Site Plan

- If home has in-ground pool, is it 10' away from any lot line? No above ground pools. Confirm pool house location will not cause pump noise to be a nuisance to neighbor.
- Fence height is no greater than 6' tall, fence may only be solid on the bottom 4', no front yard fence. Privacy fence around hot tub or utility may be approved along as reasonable and fits with design aesthetic.
- Does the plan have plantings surrounding the foundation? Is the planter 2-5' wide? Is there a variety of plants and dense shrubbery?
- Is there continuous edging between the plant bed and the lawn. (Composite, steel, shovel-cut, or concrete edging.
- Are shrubs at least 3 gallon in size at planting? And no more than 5' on center? Evergreen and deciduous plants for year-round visual are recommended.
- Are Perennial plant size at least 1 gallon? Evergreen and deciduous plants for all-year color.
- A lawn is required. Lawn areas must be large enough for practical use (minimum 5' wide) and no closer than 2 feet from foundations (house and garage) and tree trunks. Artificial turf is not permitted as grass, but may be used for golf features or small pet areas in the back yard.
- Are there at least 3 deciduous trees in their yard? Is a minimum 2-inch caliper indicated?
- Trees should be at least 6' from the property lines. Evergreens at least 6' tall and back yard trees 1 1/2" caliper minimum.
- A minimum of 2 feet mulched radius tree ring or rectangle from curb to sidewalk is required at the tree's base and consistent with the yard's edging. (Composite, steel, cement, or shovel cut)
- Is the basketball/tennis/sport courts at least 30' from the curb?
- Are dog runs wholly contained in the fenced back yard?
- Are retaining walls aesthetically pleasing?
- Are boulders if any only placed in planters?
- Are play elements only in the back yard?
- Do water features compliment the home and do not obstruct the neighbor?

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_