



RESIDENTIAL DESIGN GUIDELINES AND REVIEW PROCESS

(Revised November 2, 2012
Revised 4/1/14 for HOA management address)

HERITAGE HILLS

Residential Design Guidelines

STATEMENT OF POLICY & PURPOSE

Heritage Hills is envisioned as a community where architectural character and vocabulary can be defined as regional, indigenous, and non-urban in character, with creative, yet compatible expressions of style, materials, and forms. Other important influences include environmental concerns, economic factors, and ever-changing construction practices. These residential design guidelines are intended to provide a basis and template for consistency in the level of development, while still allowing for creative, yet appropriate expressions of style, form and massing.

Architectural “style” should reflect variety within an established definition, theme, and fabric rather than a haphazard collection of styles and vocabularies. The established architectural theme, as previously stated, can best be characterized as “regional” and indigenous in nature, with key factors included such as strong, simple forms, elements incorporated into a logical and aesthetically pleasing “composition”, use of forms to create deep, rich shadow lines and patterns, building materials with strong textures, and exterior colors complimentary to the natural environment.

General Criteria:

1. Designs shall reflect harmonious “style” and consistent quality.
2. Building masses shall be “human” in scale.
3. Massing and scale shall be given special attention at development edges and at highly-visible areas such as major circulation routes, open space amenities, green belt areas, and other view corridors.
4. Strong and simple forms should be combined.
5. Main roof forms shall have a “front-to-back” orientation when at all possible to create a more “human” scale at streetscapes, etc. This main roof form shall be alternated, articulated, etc. with other complimentary roof forms (including garage forms) to create visual interest and a unified composition.
6. Residences should be stepped back and down in massing when possible in response to a site’s particular topography, view corridors, public view exposure, etc.
7. Shadows should be created through building massing and the use of strong, simple forms (chimney stacks, bay windows, balconies, recessed elements, roof overhangs) and contrasting, yet harmonious use of materials and textures.
8. Massing of proposed landscape materials should soften, reduce and compliment building facades, while providing visual interest along the street scene.

RESIDENTIAL MASS, FORM & SCALE

Statement:

Within residential communities and neighborhoods, building mass, forms and scale play key roles in developing design continuity and defining “street scene”. The design and articulation of building roof forms and facades provide the foundation of visual interest and variety within the “street scene”.

Criteria:

1. Building masses should be appropriate relative to both lot size and setbacks, which may require innovative and “stepped” designs that place greater height and mass away from the streetscape.
2. Masses of buildings should be broken up to reduce apparent scale, provide visual interest and depth, and achieve more articulated forms. “Box-like” designs are not appropriate.
3. Designs should incorporate visually heavier and more massive elements at their base, with lighter, less massive elements above the base components. A second story, for example, should be proportionate and not appear heavier or to have greater mass than that portion of the base supporting it.
4. Heights of buildings should be “stepped down” toward edges when possible to aid in the transition between buildings and to create “human” scale.
5. In walk-out situations, unbroken, three-story masses are discouraged and should be avoided when at all possible.
6. Vertical and horizontal elements should be used in contrast to one another, such as using chimney stacks, etc., to counterbalance strong, horizontal facade elements. Another example would be a generous roof overhang with rich fascia detailing to contrast with strong vertical elements.
7. Recessed and projecting design elements should be used to increase shadowed effects. Opportunities for these include roof overhangs, bay and boxed out window treatments, chimney stacks, covered decks, porches and entries, and stepped foundation masses.

8. Consistent and complimentary treatments should be used on individual facades of buildings. This is especially important at places where buildings are highly visible such as at major circulation routes, frequently-used open spaces (amenity areas, hiker/biker trails, etc.), or when placed prominently against hillsides and skylines. Front, side, and rear elevations should share common articulation features, detailing, and materials.
9. Creative entry treatments should be used and other focal points created (such as porches, balconies, dormers, and shutters, if appropriate) with architectural elements selected from a vocabulary consistent with the overall design concept.
10. Variation in the building footprint should be incorporated into the design.
11. Contrast and depth should be achieved through exterior selections that emphasize a dominant building material but include contrasting and complimentary materials, detailing, and colors. Transitions between materials should be detailed appropriately to the materials being used and should have a visual, as well as a structural, logic. Materials with varying textures and depths should be used.
12. Simple lines should be used, and incongruous angles are discouraged.
13. Excessive facade trims on window and door assemblies can result in a busy, cluttered appearance and should be avoided.

ROOF FORMS & ELEMENTS

Statement:

Roof forms and elements are dominant features of residential architecture and should enhance interest and variety of the “street scene” and skyline, as well as definition of the building massing. Roof forms should not be overly complex. The mass of a building’s roof should be broken into smaller planes or roof elements to help reduce the apparent scale, avoid the repetition of roof forms, and provide visual interest through articulation.

Criteria:

1. A dominant roof form should be used in conjunction with complimentary secondary and minor roof forms and elements.
2. Gable and hip roof forms, in general, should be used with complimentary dormers, sheds, turrets, etc., as well as other possible minor elements that are appropriate with the desired vernacular. Other types of possible dominant roof forms will be considered on a case-by-case basis with the D.R.C.
3. The dominant roof form should be oriented from front to back to lower the apparent height and to reduce the impact of high gabled roof ends on the “street scene”.

4. On the dominant roof form, a minimum (6:12) roof pitch should be used. The use of steeper pitches (9:12 and above) on dominant roof forms will be considered on a case-by-case basis and must be consistent with the individual architectural design, style, and character of the submission. This will also apply to the pitch, detailing, and materials used on secondary and smaller roof elements. Combining varying and complimentary pitches adds interest to rooflines; however, too many pitches, and those not applied in a sensitive and logical manner but merely to “make the plan work”, are not desirable and should be avoided.
5. Roof forms should be proportional to the spaces they cover and help tie the overall composition together. In addition to providing visual interest, they should define the residence’s interior functions, spaces, and configuration. Gables, dormers, and other secondary roof elements should also be proportional to the overall roof size and form. These roof elements can help break up the mass of the roof and the attached building walls.

EXTERIOR DESIGN ELEMENTS

Statement:

Appropriate exterior design elements and details integrated into residential architectural design are desirable to enhance overall building appearance and provide visual interest, relief, and richness. Elements should be proportional to the building scale as well as to “human” scale. Each element should help to unify an overall composition with regard to forms, textures, and proportions.

Criteria:

1. **Recessed and projected elements** are encouraged to achieve more articulated and visually interesting forms. Use of these elements can also provide cohesive and consistent relationships between indoor and outdoor spaces.
2. **Chimneys** are strong roof elements that punctuate rooflines, sculpt wall surfaces, and add architectural interest. Specific criteria include:
 - a. Masonry materials are preferred for chimney stacks (brick, stone, stucco).
 - b. Proportions and materials should give chimneys a substantial and stable appearance.
 - c. Gas fireplace box-outs and direct-vent applications should be handled in an appropriate architectural manner and should not have the appearance of being “tacked on” in any manner.

3. **Covered entryways and outdoor living areas**, including front porches, patios, decks and balconies, are encouraged to provide gracious transitions to outdoor areas as well as being important architectural features in a building's overall composition. Specific criteria include:
- a. The size of a porch, deck, patio or balcony should be compatible with human scale and proportional to the size of its base structure.
 - b. Porches, patios, decks and balconies, in general, should be compatible with the architectural character of a design as well as with the massing. These elements should be "nested" into the design when possible and become part of the architecture. Elevated decks should not look as though they are "tacked on" or an afterthought, but rather utilized as an architectural element in the overall architectural composition.
 - c. Materials and colors of all elevated decks shall be consistent with or complimentary to the main residence.
 - d. Elevated balcony and deck columns and support posts must have substantial mass, width and visual substance. Proportions must be proper on these vertical elements. Vertical elements must look as though they can visually support the structure above them. In general, a minimum 6" x 6" column must be used and built up with detailing to a minimum of 10" x 10" unless otherwise reviewed and approved by the D.R.C. Stucco, stone, and brick-veneered vertical elements are strongly encouraged. It is strongly recommended that deck and patio designs be submitted as early as possible to avoid any miscommunications or intents.
 - e. Masonry columns at rear elevations of walk-out situations should be proportional to any three-story building mass, with character and detailing consistent with the proposed architectural style.
 - f. Stairways, in excess of 10 risers, providing access from decks to lower yards shall be offset or interrupted with a landing. Full run stairs are not allowed.
4. **Roof overhangs, fascia, and soffits** are very important exterior design elements. Roof overhangs are important with regard to their aesthetic quality as well as their practical functions. They create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater in conjunction with gutters and downspouts. Specific criteria include:
- a. Overhangs should be proportional to the sizes of roofs, the roof pitch, and the height of the subject-building facade. Larger roof areas, shallow pitches, and roofs high from the ground generally indicate larger overhangs. Steeper roofs typically require less overhang. Aesthetics and detailing should be a main influence in this determination.
 - b. Generally, overhangs should be a minimum of twelve inches (12") unless design styles and treatments (such as built-up frieze bands and details) require alternative solutions. These will be reviewed on a case-by-case basis in context with the entire architectural composition.
 - c. Heavier and more substantial fascia and soffit details are desirable in keeping with the regional and indigenous theme desired.

- d. Fascia and soffit detailing should be proportional to the size of overhangs and roof pitches utilized and in keeping with the architectural character.
 - e. A minimum eight-inch (8") width is required for fascia boards or some comparable combination of built-up and relief boards. Six-inch (6") fascia is not acceptable.
5. **Columns and supports** are important elements of the architectural image of a building. Their architectural presence includes their scale in relation to the building as well as to what they support and their general character and detailing. Specific criteria include:
- a. Column proportions should be consistent with any involved entryways, porches, and roof areas. Columns set on larger, more massive bases help transition these design elements to the ground plane.
 - b. Tapered columns should have a minimum base diameter of twelve inches (12"), and boxed-out columns should also minimally be twelve by twelve inches (12" x 12"). Grouping of columns is encouraged.
 - c. Column character and detailing should be consistent with the proposed architectural style. Brick columns at entryways and front elevations, for example, should have detailed coursing to break up the apparent height of the column.
6. **Windows** are an obvious important exterior design element. Specific criteria include:
- a. Windows should be placed (location, height and orientation) to respect the privacy of adjacent residences as well as to enhance interior spaces with regard to views and adding to overall building character.
 - b. Window and door heads, and assemblies of multiples of both, should have a logic to them and be integrated into the overall architectural composition. Generally window and door heads should have a consistent height unless specific designs demand otherwise (reviewed on a case-by-case basis).
 - c. Proportions and forms of window and door openings should reflect human scale and compliment rooflines, eaves and soffits.
 - d. Trim treatments for specialty windows should be consistent and/or complimentary with trims on standard windows. Windows with distinctive shapes, sizes, or details (such as divided glass, arches and bays) should be considered to compliment the form and massing of structures.
 - e. Window types of the same manufacturer and series should be used whenever possible and are encouraged to be consistent with the level of housing being designed and built.

7. **Garage proportions, elevations and doors** are some of the most important exterior design elements with regard to their impact on the “street scene” and overall contribution to any architectural composition. They require sensitivity and forethought in the design process. Garage proportions should demonstrate human scale and not dominate or overwhelm the front elevation. Specific criteria include:
- a. Design elements and details should be incorporated into the garage elevation. This is especially important when the garage is side-loaded from the street.
 - b. Architectural forms and materials similar to those used in the main entry of a structure should be incorporated into the garage elevation.
 - c. Second floor elevations above garages should be offset (setback) from the garage elevation plane.
 - d. When a garage is distinguished by an individual roof form, the roof must be treated separately from the primary roof body. The garage header and eave height must be of human scale and cannot be excessive in size as to look “disproportionate”. If the building’s design requires a substantial garage header and eave height, this must be accommodated with some kind of architectural detailing (arches, recesses, corbelling, etc.) to lower the perceived height. This will be reviewed on a case-by-case basis by the D.R.C. and is an extremely important issue.
 - e. Different garage types and orientations should be considered to create a varied, more visually interesting “street scene”. Generally, garages should be “de-emphasized” in elevation rather than emphasized.
 - f. Three-car garages having a singular, flat, front-loaded plane are discouraged and will be reviewed on a case-by-case basis and queried for alternative solutions.
 - g. Garage doors should be simple in design, and applied decorations should be minimized; accent colors and simple door patterns complimentary to the architectural character are encouraged.
 - h. Doors facing the street shall be recessed or set back from the primary wall plane to articulate depth and shadow.
8. **Exterior materials and colors** are intended to assist in the development of strong and compatible architectural character. Certain building materials and colors are considered “more desirable” for use in the community than others and should be considered. Specific criteria include:
- a. Acceptable exterior wall materials include natural wood, hardboard, and other types of wood siding, stucco, brick and stone.
 - b. Masonry materials (such as brick, stone or stucco) shall be incorporated into the design of all front elevations of residences. These materials shall be aesthetically balanced and proportional to other facade materials used. Generally, when a mix of facade materials is used, masonry materials should generate from the “base” structure, being a perceived “heavier” material. In a design that incorporates an all-stucco exterior, substantial “banding”, color changes, detailing, etc., should be used so as to give the appearance that the building is resting on a base and generated from the ground plane on up.

- c. Additionally, side and/or rear elevations shall also incorporate masonry materials aesthetically proportioned to other facade materials, especially where the exposed elevation will be visible from public areas including the following locations:
 - 1. homes located on corner lots,
 - 2. homes backing to, or having side yards adjacent to, public roads and/or entry drives, and
 - 3. homes backing to public or common open space areas, including amenity areas.
- d. Facade materials must be continued to within eight inches (8") of finished grade on all elevations, eliminating large areas of unfinished foundation walls.
- e. Masonry materials should end on inside corners or built-out columns. When masonry veneers are used, designs should create impressions of substantial mass and not a "wallpaper veneer" application. Veneers should always wrap corners and have logical and proper terminations.
- f. Sufficient, logical, and proper trim details should accompany any change of materials.
- g. Siding widths should be proportionate to structure size and should not exceed a six-inch (6") dimension.
- h. Exterior wall colors should be compatible with individual sites and adjacent buildings.
- i. Natural, earth-toned colors should be utilized.
- j. Accent colors should be used logically and are encouraged.
- k. Trim colors should accentuate roof forms and window and door openings and not simply be applied to building corner trim boards.
- l. Roofing materials must conform to a Class "A" rating and must be harmonious and/or complimentary with the proposed color and material palette, as well as the surrounding neighborhood. Clay, slate or concrete tiles are required (excluding barrel vault sections). New products that meet Class "A" standards will be considered on a case-by-case basis.
- m. Entry monumentation and driveway treatment designs are encouraged to be integrated into overall architectural and landscape compositions of proposed residences (to be reviewed on a case-by-case basis).

HERITAGE HILLS
Review Process & Procedures

SUBMISSION OF PLANS

The duties and powers conferred on the Design Review Committee are defined under “Architectural Approval” in the Declaration of Covenants, Conditions and Restrictions.

Two levels of review will be required: Preliminary Plan and Final Plan submittals. Meetings will be held on the first and third Wednesdays of the month with builder in attendance. Submittals must be received on the prior Monday.

After Final Plan approval through this process, a letter will be issued which must accompany the building permit application.

All changes requested subsequent to Final Approval MUST be submitted to the Design Review Committee. (Minor changes may be approved through administrative process).

PRELIMINARY PLAN SUBMITTAL (2 sets)

Site Plan:

1. Building location (footprint) with setback dimensions, street curb and public walk if applicable, drainage ways, driveway and sidewalks, patios and/or decks, any retaining walls, north arrow. Also see Drainage Guidelines (page 14).
2. Required scale: 1” = 10’
3. All site plan submittals shall include top of foundation elevations as well as spot elevations at the property corners, at the pavement or sidewalk intersections with the property line extended, and at all grade breaks along property lines. Top of foundation elevations and approximate locations of the structure on adjacent lots shall also be shown, if possible. The base grading information shall be obtained through a topographic survey performed by J.R. Engineering upon request of the lot owner and provided by the Homeowners’ Association. Special attention shall be paid to maintaining existing drainage patterns and to the encouragement of adjacent owners to cooperate on side lot landscaping concepts. Any proposed field changes to the approved foundation location and/or elevations must be re-submitted to the Design Review Committee prior to implementation.

Architectural Plans:

1. Floor plans to include: proposed finished floor area, patios and/or decks, roof plans, major view and proposed glazing areas, other misc. design features.
2. Minimum scale: ¼” = 1’-0” preferred
3. Exterior elevations including indications of materials proposed for use.

FINAL PLAN SUBMITTAL (2 sets)

Site Plan (scale MUST be 1" = 10'):

1. Update of preliminary site plan to include: top of foundation elevations, grading (including any earth berms) at 2' contour intervals, all paved areas, patios and/or decks, retaining walls, easements, setbacks, and existing walls and/or fences.
2. Lot and Filing numbers, address, site dimensions, and north arrow.
3. Any plant materials or trees that may be required in special situations.

Architectural Plans (1/4" = 1'-0"):

1. Complete construction drawings with details and material indications.

Color Board:

1. Samples of all finished exterior materials and colors, plus window and glass specifications. Samples must be presented on a 24" x 36" board (foam core) and clearly marked with the builder's name, lot, and street address (24" x 24" boards from Capco Tile are also acceptable).
2. A front elevation must be included on the color board presentation. Cut sheets for exterior lighting must also be submitted. Additionally, a typed schedule of material samples, or specifications of exterior materials and colors must be included.
3. Colors must be approved prior to issuing the final approval letter.

SPECIFIC CRITERIA AND REQUIREMENTS

Building Setbacks are measured from the property line to face of foundation wall (excluding chimneys).

Front: 18' minimum

Side (interior lot): 5' minimum and 10' minimum distance between roof structures

Side (corner): 18' minimum or 20' for garage drive (see Fencing)

Rear: 15' minimum (including deck structures)

Rear: 30' minimum (at perimeter or adjoining collector streets)

Building Height: 35' as measured by the City of Lone Tree

Grading Information: Drainage plans, adjacent site plans (when available), and suggested drive locations will be provided (see Site Plan Criteria).

Engineering: A specific soils investigation report for individual sites is the responsibility of each builder/owner.

Roof Materials and Color: Clay, slate, concrete tile roofs are required. New products that meet Class "A" standards will be considered on a case-by-case basis.

Landscape Design: Landscape designs must be submitted to the D.R.C. for approval. Trees should be integrated into planting beds whenever possible. If trees stand alone in a turf area, the base of the tree should be surrounded with mulch (to retain moisture and provide for easier maintenance around the tree trunk).

Note for all lots that are adjacent to brick walls: a 48"-wide buffer zone adjacent to the brick wall must be established with material other than sod and sprinkler. Also, one (1) pine tree with a minimum 8' height or two (2) 3-1/2" caliper deciduous trees must be planted within a 20' wide area along the rear property line.

Fencing: Side yard property line fences that come into contact with existing two-rail fences along common areas must be of the same design and color. Privacy fences in other areas must be of the same design as the existing fence along the north perimeter of Heritage Hills and must not exceed the height of any brick walls. "Split-rail" fences are allowed but not as a substitute for "two-rail" fences. Black wrought iron fences are also allowed. Submit proposed fence plans to the D.R.C. for approval. Corner lot fencing along side yards must be set back a minimum of 16' from the back edge of the sidewalk or curb, and shall not extend more than mid-distance toward the frontage street before returning to the side of the house (see Exhibit A).

Mailboxes: Postal Service requires grouped boxes at locations to be determined.

Dog Runs: Installation of dog runs is discouraged; however, proposals can be submitted for examination to the Design Review Committee. At least 50% of the dog run must be attached to the house, and dog runs must be located a minimum of 5' from property lines. Dog runs will not be allowed on sides of homes; approved dog runs must be installed in back of homes. Also, they must be adequately screened from all neighbors.

Construction Traffic: All construction traffic must use the Lincoln entrance on the south side of the development. The construction security gate will be open during normal hours of construction activity.

Normal Construction Standards: for the industry shall apply -

- OSHA requirements
- trash removal
- no pets
- no careless activity during work hours
- no excessive noise
- no radios

Erosion Control: Erosion control measures must be installed to contain silt on individual sites. Mud tracked onto pavement will be cleaned up by responsible builder, or builder will be invoiced for costs of required cleanup. A row of straw bales, silt fence, or straw wattles secured with wooden stakes shall be placed adjacent to the street and along all property lines before start of construction. Erosion control shall remain intact during entire construction period. If not complied with, Celebrity will install and invoice builder for total cost.

Excess Dirt: Excess dirt from sites can be moved to an area in the development to be determined. Containment and removal of all construction debris is to be the responsibility of the builder.

Brick Perimeter Walls: Brick walls will be maintained by the Homeowners' Association. However, a 48"-wide buffer zone adjacent to the brick wall must be established and maintained with materials other than sod and sprinkler system.

Lighting: No general street lighting is provided, therefore, each home must have a minimum of one post light on a "photocell" as a part of the entry walk design. The light(s) must be maintained by the homeowner.

DRAINAGE GUIDELINES

All site plans must be drawn in 1"=10' scale with elevations based upon the "as-built" improvement survey done by J.R. Engineering and available through the Design Review Committee (D.R.C.).

A. Site plans must show:

- top of foundation elevations for the garage, main level, and garden/walk out, if applicable – all relative to the datum base on the J.R. Engineering survey,
- swales, berms designed to create swales, and arrows on property lines and drainage swales indicating direction of flow, also
- bottom of swales must be established on property lines and properly indicated with contour lines.

B. At the backfill stage:

- swales and berms must be established per the approved site plan,
- berms should be constructed a minimum of 12" above the adjoining swale or property line elevations, and
- "whisker pins" must be installed at 20'-30' intervals and critical points along the bottom of swales to positively identify the location of the swales.

C. Within 2 weeks from backfill, submit to the D.R.C. an 8-1/2" X 14" "as-built" site plan verifying:

- top of foundation – elevations as shown on the approved site plan, also
- show any changes to swale locations from approved site plan, and
- show "whisker pin" locations with elevations.
- Site plans should be submitted to:
 - Design Review Committee
 - c/o Celebrity Development Corp.
 - 304 Inverness Way South, Suite 180
 - Englewood, CO 80112
- Site plans need to be done at the same time as your Foundation Improvement Survey and must include all whisker pin locations and elevations. Site plans must be done and stamped by your surveyor.

D. The "as-built" site plan survey will be returned for additional information if needed or signed off as approved by the D.R.C.

Established drainage patterns and erosion control must be maintained throughout the construction process per City of Lone Tree standards. This same information must be presented to your Buyers so that these drainage patterns will continue to be maintained after closing and during the landscape process.

Landowners, whether they are builders or homeowners, are solely responsible for proper drainage and erosion control. The D.R.C. is here to insure that proper drainage (as designed by the builder's engineer) is established and maintained.

If these requirements are not met, further D.R.C. approvals will be tabled on the respective property or any other property held by that builder.

FENCING RESTRICTIONS FOR HERITAGE HILLS

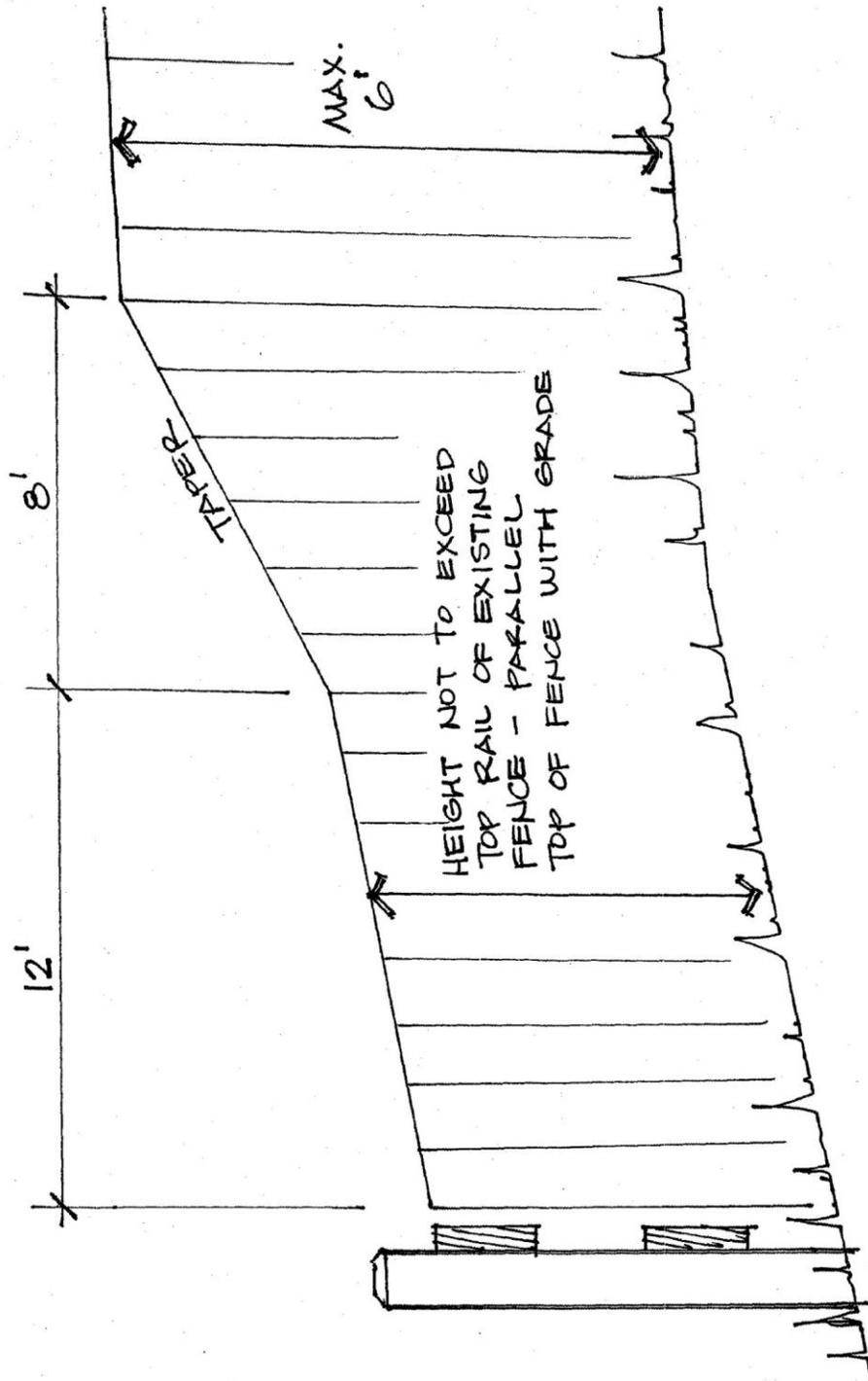
Addendum to "Heritage Hills Residential Design Guidelines and Review Process"

The Design Review Committee for Heritage Hills has approved the following fences for residences within the Development:

1. Sites bordering the Community Club site have a two-rail fence in place along the rear property line. Any side fences must utilize the exact same fence in design, height, and materials.
2. Privacy fences are allowed in Heritage Hills providing they utilize the same design, height, and materials as the existing fence along the northern boundary of the Development.
3. Homes bordering the brick walls may have privacy fences along the side property lines providing the fences meet the requirements in #2 above and are lower than the brick wall.
4. Split-rail fences and black wrought iron fences are also allowed within the Development.

All requests for fence approvals must still be submitted in writing to:

The HOA's management company list on www.heritagehillshoa.org.



FENCE EXHIBIT - CONNECTING SIDE YARD FENCES TO EXISTING REAR YARD FENCE OR BRICK WALL

HERITAGE HILLS DESIGN GUIDELINES

FENCING RESTRICTIONS FOR THE SUMMIT, THE POINT, THE RIDGE, AND THE HILLSIDE IN HERITAGE HILLS

Addendum to “Heritage Hills Residential Design Guidelines and Review Process”

The following fencing regulations are approved by The Design Review Committee for residences in The Summit, The Point, The Ridge, and The Hillside in Heritage Hills:

1. Sites bordering the Community Clubs have two-rail fences in place along the rear property lines. Any side fences must utilize the exact same fence in design, height, and materials.
2. Privacy fences are allowed providing they utilize the same design, height, and materials as the existing fence along the northern boundary of the Development.
3. Homes bordering the brick walls in Heritage Hills may have privacy fences along the side property lines providing the fences meet the requirements in #2 above and are lower than the brick walls.
4. Dimensional 2” X 8” rough cedar with minimum 4” X 6” posts, split-rail, and black wrought iron fences are permitted. Non-reflective 2” X 4” wire mesh is permitted in dimensional and split rail fencing to keep pets in owner’s yards.
5. No fences over 6 feet in height are permitted in Heritage Hills.

CORNER SITES – ADDITIONAL RESTRICTIONS FOR THE SUMMIT, THE POINT, THE RIDGE, AND THE HILLSIDE IN HERITAGE HILLS

Corner sites in The Summit, The Point, The Ridge, and The Hillside in Heritage Hills have additional fencing restrictions. The following requirements apply to fence locations for corner sites:

1. Fencing 42 inches and under:

Fencing not exceeding 42 inches in height may be installed to within 9 feet of the back of curb or sidewalk and may be parallel with the back of curb or sidewalk. The fencing returning to the house must have a minimum setback of one third back as measured from the front of the house. This regulation applies to split rail, two rail, and wrought iron fencing.

2. Fencing over 42 inches:

Privacy fencing over 42 inches in height must be held back at least 16 feet from the back of curb or sidewalk. This fencing must have a minimum setback of one third back as measured from the front of the house. Wrought iron fencing over 42 inches in height must be held back at least 9 feet from the back of curb or sidewalk.

3. Fencing adjoining the perimeter brick wall:

Fencing may not exceed the height of the brick wall.

4. Design Review Committee:

All fencing must be submitted to the DRC prior to installation showing the location of the fencing, and the type and materials to be used. Applications are to be mailed directly to the Homeowners' Management Company listed in www.heritagehillshoa.org.

FENCING RESTRICTIONS FOR THE OVERLOOK IN HERITAGE HILLS

Addendum to “Heritage Hills Residential Design Guidelines and Review Process”

The following fencing regulations are approved by The Design Review Committee for residences in The Overlook in Heritage Hills:

1. Homes in The Overlook may have 6 foot black wrought iron fences.
- 2, Dimensional 2” X 8” rough cedar fencing is also permitted, with minimum 4” x 6” posts. Non-reflective 2” X 4” wire mesh is permitted in dimensional rail fencing to keep pets in owner’s yards.
- 3, Homes bordering the brick walls may have black wrought iron fencing along the side property lines provided the fences are no higher than 6 feet and are also lower than the brick wall.
- 4, No privacy fences of any type are permitted in The Overlook.
- 5, No fences over 6 feet in height are permitted in Heritage Hills.

CORNER SITES – ADDITIONAL RESTRICTIONS FOR THE OVERLOOK IN HERITAGE HILLS

Corner sites in The Overlook in Heritage Hills have additional fencing restrictions. The following requirements apply to fence locations for corner sites: **Fencing 42 inches and under:** Fencing not exceeding 42 inches in height may be installed to within 9 feet of the back of curb or sidewalk and may be parallel with the back of curb or sidewalk. This fencing must have a minimum setback of one third back as measured from the front of the house. This regulation applies to dimensional rail and wrought iron fencing.

Fencing over 42 inches:

Fencing over 42 inches in height must be held back at least 9 feet from the back of curb or sidewalk. This fencing must have a minimum setback of one third back as measured from the front of the house.

Fencing adjoining the perimeter brick wall:

Fencing may not exceed the height of the brick wall.

Design Review Committee:

All fencing must be submitted to the DRC prior to installation showing the location of the fencing, and the type and materials to be used. Applications are to be mailed directly to the Homeowners’ Management Company listed in www.heritagehillshoa.org.