The Gates Architectural guidelines

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www.TheGatesOfColumbia.com

Our vision at The Gates is to create a truly unique upscale development. Homes in The Gates will maintain long term value. It is not our desire to dictate to a builder or homeowner exactly what features and amenities to include or not to include but to establish a building that we can all be proud of. With that said we do feel it prudent to have a starting point and be helpful in guiding those coming to The Gates. We have established some basic minimums and they follow:

Single family residential

Single level, 1-1/2 story or 2 story. No split foyer design allowed

Exterior materials:

- No vinyl siding allowed
- Front - stone, brick, stucco.
- Sides - front material must wrap around to the sides of house by a minimum of 2 feet. Remainder of sides can have Hardi Plank or similar.
- Rear - Hardi Plank or similar.
- Gables and dormers - Hardi Plank or similar.
- Roof – 10/12 Minimum side pitch, 8/12 minimum front to back pitch. Dormers or porch roofs excepted.

Yards
Sprinkler system required front yard.
Sod required front yard
No privacy fencing except approved black wrought Iron/aluminum.

Square footage requirements above grade (exclusive of basements, porches, garages, patios):
Single level on slab 1950 square foot minimum
Single level on basement 1850 square foot minimum
1-1/2 or 2 story 2200 square foot minimum
Multi-level 2200 above grade

The above are the *minimums*…. While we expect the minimums to be adhered to, additional exterior amenities will be required of homes that are at or near those minimums. Our architectural control will require these homes to additionally have <u>some</u> of the following:

- 12/12 or steeper roof pitches on side slopes of roof planes visible from the street.
- Elevated plate heights of porch roof/ceilings
- Multiple wall heights and roof lines
- Multiple gable roofs facing the street.
- Dormers on roof
- Curved roof edges
- 10” roof edges/fascia and or Frieze boards at soffit.
- 6” or wider exterior trim around windows and doors
- Boxed out windows, Bays or other visually pleasing protrusions from the main walls of the house.

- Curved wall sections
- Decorative porch columns
- Side entering garages
- Front surface materials extended fully around the sides and or rear of the house
- Upgraded front entry door. Examples are sculpted iron or wooden doors.
- Upgraded garage doors
- Upgraded roofing materials
- Upgraded landscaping
- Masonry covered chimney visible from the street
- Roof spires or Finials
- Stamped concrete entry sidewalk, porch, or driveway or other upgraded exterior surface materials
- 1-1/2 or 2 story design or single level homes that artificially create such.
- Additional covered outdoor living spaces such as Porches, Patios or Decks
- Other features by suggestion

The Gates is to be of a blend of homes consistent in style, color, and proportion that create present and future value for all residents.

Examples of homes or features that will make The Gates a great place to live:

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