

## **DESIGN GUIDELINES FOR BRYANT LAKE**

The following guidelines are intended to outline the minimum requirements for each house within the Bryant Lake community. However, any approvals or exceptions made during the ARB General Approval Procedure process shall supersede this House Design Guidelines section.

### **Architectural Styles and Square Footage Requirements**

Varied styles are encouraged. Minimum and maximum house sizes are:

60' lots	1600 sq. ft. – 2800 sq. ft.
75' lots	2000 sq. ft. – 3200 sq. ft.
95' lots	2300 sq. ft. +

These square footage requirements may be adjusted on a case-by-case basis at the discretion of the Developer.

### **Ceiling Height**

Minimum ceiling height on first floor is 9' and 8' on the second floor, with the exception of ranch plans, which may have an 8' first floor plate, provided that a substantial area of the ceilings are vaulted. Plans must be approved by the ARB.

### **Garages**

It is desirable to diminish the impact of garages by recessing doors, providing a roof overhang and/or arbor treatment. Front entry garages may not protrude more than 10' measured from the front wall of the house and the front wall of the garage.

Single 16' and individual 8' doors are acceptable, but individual 8' doors are encouraged wherever possible.

Garage door height should be consistent if utilizing more than one door.

### **Roofs**

The minimum roof pitch for all structures shall be 8:12. Some exceptions may be considered.

If visible from any street or open space, gables should have a minimum pitch of 10:12 unless specifically approved by the ARB. Shed roofs or porches may have a lower pitch, but in no case will the pitch be less than 3.75 :12.

The main roof overhangs shall be a minimum of 12"; secondary roof overhangs to be a minimum of 6".

Roofing may be cedar shake, tile, slate or shingles.

Shingles to have minimum 30-year warranty. The minimum grade of shingle per product type is as follows:

- 60' and 75' lot product: Chalet Asphalt Shingle
- 95' lot product: Architectural Asphalt Shingle

Colors such as black or a black blend, weathered wood, or a dark gray blend are encouraged. Other colors may be specifically approved by the ARB.

All roof projections and vents shall be painted to match the roof color and located to minimize the visibility from the street.

Metal flashing, roof vents and wall vents shall be painted to match the roof color or the wall color they are on.

Skylights may be approved with rectangular flat glass and must be located on side and rear elevations with ARB approval.

Solar heat collectors must be located so they can't be visible from the street or common area.

All downspouts must be painted the same color as the material to which they are applied, or match the trim color of the house.

### **Elevation Materials**

All exterior color schemes and material choices must be submitted to the ARB for approval. A minimum of two exterior materials and a maximum of three exterior materials are required.

No identical color schemes or elevations may be constructed within 2 sequential lots or across the street either directly or within 2 lots.

Acceptable elevation materials include brick, natural or artificial stone. Board and batten, horizontal hardi board, cedar or hardi shakes are acceptable but must be combined with stone or brick. No vertical lap siding will be allowed.

Shutters must be ½ the window width (single window) and may be vinyl, painted or stained wood. On houses where the design dictates, shutter hardware is required, but does not need to be operable.

### **Bays and Projections**

Any front projection over 12" shall be taken to grade. Projections less than 12" may be detailed with corbels, brackets, and other approved trim.

Bay windows on the front and rear elevations visible from any street or common area must utilize copper or painted metal roofing; non-visible elevations may utilize shingles.

### **Foundations:**

No exposed concrete over eight inches (8") in height shall be visible on the front of any home. Front elevation foundations must be brick, stone or stucco to the level of the 1<sup>st</sup> floor.

Side and rear elevation foundations must be painted to match the siding.

### **Chimneys**

Chimneys are not permitted on the front elevation unless specifically approved by the ARB.

**Front elevation trim:****Fascia**

1" x 6" minimum

**Eave Frieze Boards and Trim**

1"x 8", minimum with bed mold, dentil mold, or other trim as approved by the ARB.

**Gable End Frieze Boards and Trim**

1"x 6", minimum with bed mold, dentil mold, or other trim as approved by the ARB.

**Windows**

GBG, simulated divided light or full divided light window muttons, minimum 7/8" are required in all front elevation windows. With approval from the ARB, some windows may not be required to have muttons.

Exterior window finishes may be either painted wood or vinyl.

Screen frames must be finished the same color as the windows.

Stained and leaded glass permitted on side and rear elevations. Specific ARB approval required for front elevation.

**Doors**

Doors must be painted or stained.

Storm doors and frames must be finished the same color as the primary doorframe.

Screens shall be anodized or electro-statically painted aluminum.

**Front Porches**

Porches, front stoops and steps must be designed and detailed with materials to be compatible with the house.

If more than two (2) steps are provided, steps and porch floors may be wood, brick, stone or cultured stone, or slate appropriate to the architectural styling of the home. Concrete steps are allowed only if finished on the sides and fronts if enclosed with cheek walls of brick, stone or stucco.

Railings, if needed, shall be wrought iron, painted wood or composite material railings. All other materials must be approved by the ARB.

All walkways in the front of the house must be a minimum of 3 feet wide.

**Gutters**

Gutter type shall be pre-approved during the General Approval Procedure process.

## **DESIGN GUIDELINES FOR BRYANT LAKE (for home owners)**

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### **Decks**

Decks must be to the rear of the house unless specifically approved otherwise by the ARB.

Deck materials must be cedar, cypress, pressure treated pine or other specifically approved composite material.

Deck supports shall be a minimum of 4" x 6" wood posts Painted metal supports will be considered where deck heights exceed 15', but must be boxed in with wood. Decks may also be pre-approved by Developer

### **Mailboxes**

Mailboxes shall be standardized and the Developer will supply the style and vendor. When possible, mailboxes shall be placed on the left-hand side of the driveway, but in no case closer to the property line than 2 feet.

All mailbox structures must be repainted and/or replaced with the same color and style as the original installation. Street address numbers are the only item allowed on mailboxes. Mailboxes are the responsibility of the Builder until the unit is sold where they then become the responsibility of the homeowner.

Vendor: McAlister LLC  
Luke McAlister  
[LLM5@bellsouth.net](mailto:LLM5@bellsouth.net)  
3460 Lakeshore Dr.  
Opelika, AL 36804  
334-319-1100

### **Outbuildings**

Outbuildings are allowed as long as they are constructed in accordance with the following criteria:

- Building plans must be submitted to the ARB for approval.
- Must be positioned so as not to be easily seen from any road abutting lot (Fencing may be used as a screen).
- May not exceed one story and roof (Maximum 6/12 pitch), or 12' in total height from the grade plane, whichever is less.
- May not exceed 12'X20' total outside dimension.
- Must be constructed of like materials to the main house (Cement Siding, Matching cornice details, Same color and style of roofing material).
- Must be painted to match main house.
- Must be permitted and inspected by the local municipality (If required).
- Any utilities must be installed by licensed professionals, in a manner consistent with the balance of the community (Underground power, etc).
- Prefabricated sheds larger than 2'X4' are specifically prohibited, unless they are COMPLETELY hidden from view from the streets.
- Access to structure must be from owner's lot only. Must not be able to access structure from any common area.
- Plan must be submitted to, and approved by, the ARB prior to commencement of construction.

## **Fences**

All fences must be approved by ARB during the General Approval Procedure process.

### **Lake Lots**

The ARB shall determine the location of all privacy fencing on lots backing up to Bryant Lake. In no case will a fence be allowed to encroach within 25' of the 25' State Buffer that surrounds Bryant Lake. Approved fencing for lake lots:

- 4' Black Wrought Iron
- 4' Black Anodized aluminum

### **Other Lots**

Approved fencing for other lots:

- 6' Pressure Treated Pine, straight framed with no caps.
- 6' Pressure Treated Pine, straight framed with top and bottom caps.
- 6' Cedar, straight framed with no caps.
- 6' Cedar, straight framed with top and bottom caps.
- 4'-6' Black Wrought Iron
- 4'-6' Black Anodized aluminum

Wood fences shall be maintained with Canyon Brown stain (any other colors to be approved by ARB) to prevent a "weathered" appearance. Enforcement of maintenance will be carried out by the HOA. Failure to maintain fences will result in action by the HOA to maintain and will result in assessments or fines to the Home Owner by the HOA to offset maintenance costs.

- All fence plans must be submitted to the ARB, and must include a landscaping plan for any section of fence visible from the street.
- Fence shall be installed so that no portion is closer to the front of the lot than the back plane of the house. If such placement presents a hardship to the homeowner, then a request for variance may be submitted to the ARB for approval. Variance request must be specific as to the nature of the hardship, and have supporting documentation attached.
- See Wooden Fence Details attachment

### **Fence Styles:**

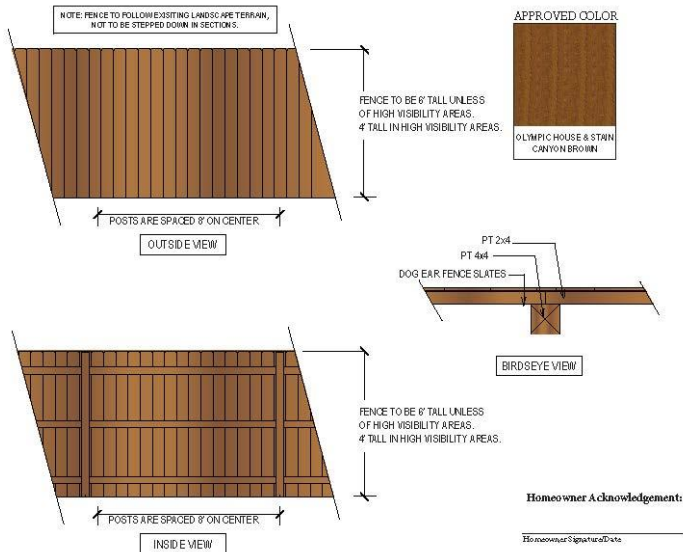


6' wood Straight Framed with Caps



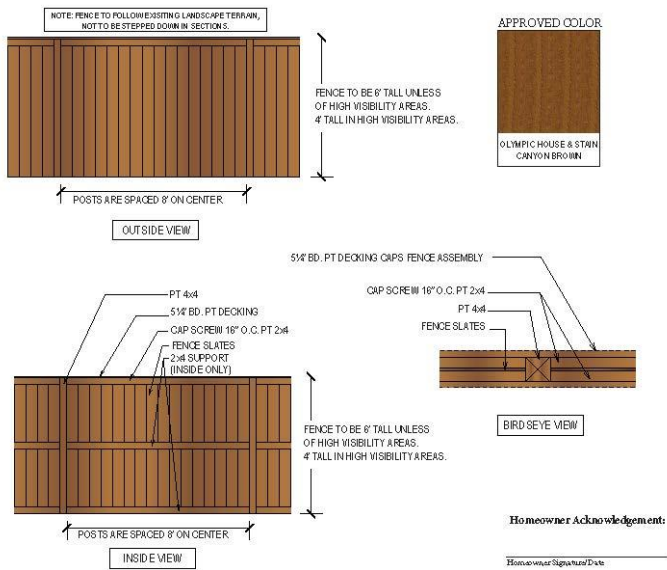
4' Wrought Iron/Aluminum

### Creekside Lots Fence Details



BASE WOODEN FENCE DETAILS

### Lakeview Lots Fence Details



MID GRADE WOODEN FENCE DETAILS

### Documents

This document, known as “**Design Guidelines for Bryant Lake**”, shall be considered a part of, and referenced by, the “**Declaration of Protective Covenants, Conditions, Restrictions and Easements for Bryant Lake**”, Articles VI and VII.