

Muir Woods

CASUAL ELEGANCE

ACC Guideline Review

November 16, 2000

ACC Items	Muir Woods
Approval Process Deposit required Architect used Penalty for early start	\$250. non-refundable Bill Waite - (Formerly Ron Thurber) \$500.
Minimum Square Feet One story Two story	1,800 square feet 2,200 square feet (1,400 sf on main level)
Exterior Design Overall design Exterior features Chimneys Chimney caps Accent brick, stone, etc. Lighting Fascia Accent items (shutters, etc) Exterior colors House numbers	ACC discretion; 360 degree design Restricted Required Accent materials not required or w/ ACC approval Light post not required if used ACC approval 8" minimum width, stacked trim on gables, lighter colors only as approved by ACC Darker colors OK w/ ACC approval ACC approval required ACC approval required Size to be defined by ACC
Siding Types allowed	Vinyl siding prohibited Metal siding prohibited
Roof Pitch Garage roof Bonus rooms over garage Material Color Pipes	6/12 minimum No double gables over entire width of 3 car garage Stacked bonus rooms must have some change in front plane of garage (no flat garage fronts) 24 year Architectural asphalt or better Asphalt color - weathered wood or black Tile - colors must have ACC approval Hidden behind roof line

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Height Restrictions One story 1 ½ story Two story	Per code - 35' ACC approval required on corner lots Allowed
Building setbacks	25' front, 15' rear, 5' side. Lots 3-19 Block 1 Phase I shall be 30' for straight approach driveways. R1C zoning
Garage Restrictions Interior finish Entry Concrete Restriction Location pre-selected Extra vehicles or trailers	Sheetrock and taped Front or side entry garages. Maximum of 30' concrete width at curb. Narrower concrete widths encouraged. No To be screened per Muir Woods CC&R's
Fencing Type Height Styles defined Front facing Along common areas Height changes Privacy screens around patio	Wood, ACC approval for style Six feet (6') Yes, others with ACC approval Must be picture frame in type Side fences of lots on common area shall step down in height last 20' to height of rear fence Stepped only Allowed with ACC approval
Landscaping Plan Completion time Specs home landscaping Pre-sale homes Tree Count: Parkway strip - interior lot Parkway strip - corner lot Front yard Corner lot side yard Tree Sizes: Deciduous Evergreen Tree Types Defined	Thirty (30) days from completion Builder must complete all landscaping Buyer may complete w/additional deposit to builder and landscaping addendum signed. One (1) tree on lot line One (1) additional tree, 2/3 down corner lot line Two (2) trees & five (5) additional - 5 gallon shrubs (at least one evergreen tree) One (1) 2 ½ caliper minimum 8' high minimum Yes - CC&R's

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<p>Landscaping, continued</p> <p>Shrub count</p> <p>Front yard</p> <p>Corner lot side yard</p> <p>Planter beds</p> <p>Front yard</p> <p>Corner lot side yard</p> <p>Automatic sprinkler system</p> <p>Sod</p> <p>Cooperation with neighbors</p>	<p>Five (5) five gallon</p> <p>Two (2) additional</p> <p>25% minimum</p> <p>20% minimum</p> <p>Required front yard</p> <p>Required at lot line; side yards, to front line of house, and mow strip (area between sidewalk & curb)</p> <p>Builders and buyers are encouraged to consider bordering yards when planning their landscaping improvements, planters and berms.</p>
<p>Detached Buildings</p>	<p>Up to 900 sq. ft. allowed – same design and material as main structure with ACC approval for location, etc.</p>
<p>Building Timing</p> <p>Start of construction</p> <p>“Buy Back”</p>	<p>One (1) year</p> <p>Yes. 85% of purchase price or current price of similar lots in Muir Woods.</p>
<p>Mailbox</p>	<p>Provided</p>
<p>Basketball Hoops</p>	<p>Allowed</p>
<p>Miscellaneous</p> <p>Concrete truck washout</p> <p>Drainage plan</p> <p>Gutters, downspouts</p> <p>Utility meters</p> <p>AC units</p> <p>Garbage cans</p> <p>Screened-in porches</p> <p>Driveway barriers</p>	<p>Designated areas</p> <p>As approved</p> <p>Must run the length of fascia</p> <p>Hidden or screened</p> <p>Hidden or screened</p> <p>Hidden or screened</p> <p>None allowed</p> <p>Encouraged with builder logo</p>



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ACC submittal forms shall include the following and all materials submitted on 11"x17" reductions:

1. Site plan showing lot boundary, location of improvements, driveways, sidewalks, fences, outdoor lighting, and landscaping design. (One extra copy)
2. Floor plans with square footage measurements for all levels.
3. Elevations showing front, side and rear views. Also detailing exterior finish materials.
4. Specification sheet describing the materials and finishes proposed for interior and exterior.
5. Landscape plan showing proposed landscape layout, including legend of plant types and sizes.
6. Color chips or brochures showing all exterior finish materials, including paint, stone, brick and stucco finishes.
7. Contractor qualifications as requested.