

## **Oxford Ridge Architectural Guidelines – July 2009**

The following Oxford Ridge Architectural Guidelines (Guidelines) are adopted by the Oxford Ridge Property Owners Association Board (POA Board) and the Oxford Ridge Architectural Control Committee (ACC) to assist in the review of applications to the ACC for improvements within the subdivision in accordance with section II (D) and Section III of the Oxford Ridge Covenants (Covenants). These Guidelines are in addition to requirements contained within the Covenants and are intended to support the goals and policies of the Covenants. If a lot owner requests an improvement that is not specifically addressed by the Covenants or by the ACC guidelines, such request must be reviewed by the ACC and then forwarded to the POA Board for their final review and approval.

***Application Requirements:*** Application shall be made to the Architectural Control Committee via email. The email shall contain the following:

- The address of the affected property.
- A description of the request, including location, design, and materials to be used.
- A statement by the applicant as to whether or not they want to be present at the ACC meeting when the application is being discussed. The applicant and/or its representative are always welcome to attend the ACC meeting, but it is not necessary unless requested by the ACC.
- Any additional information that will help aid the ACC in making a decision on the request. The ACC also reserves the right to request any additional information it deems necessary to make a determination on the request.

***City of Bentonville Approvals:*** Any approval by the ACC for improvements in no way constitutes an approval by the City of Bentonville. Each applicant is responsible for seeking any and all City of Bentonville approvals/permits as necessary.

***Variances:*** In cases of special circumstances, the ACC, with the consent of the POA Board, has the right to vary from the Guidelines below provided that the application meets the intent of the Guidelines & the Oxford Ridge Covenants. In such cases, the applicant shall demonstrate that:

- There are special circumstances or a particular hardship that are specific to their situation which may not be applicable to the majority of other properties in the Oxford Ridge Subdivision (Subdivision),
- Their application is consistent with the intent and spirit of the Oxford Ridge Covenants, and
- The special circumstances are not a result from inappropriate actions by the applicant.

### **1. Fences**

***A summary of Covenant Section III (J) is below. Please refer to Covenants for complete requirements:***

- 1.1 Fencing is prohibited in front yards except decorative wood, iron, or masonry at maximum of 3 feet high.
- 1.2 Fences must contain access gates as needed for City easements.
- 1.3 Fencing in drainage easements is prohibited.

***Additional ACC Guidelines:***

- 1.4 Fencing may be allowed in drainage easements subject to City of Bentonville approval, along SW Banbury Drive (where no concrete ditch exists), along the east side of SW Staverton Drive, and along the south side of SW Gosford Avenue.
- 1.5 Required Fencing Materials:
  - a. Cedar Privacy Fence: Cedar pickets, treated pine or cedar cross bars, and metal poles with caps (or t-style metal poles).
  - b. Wrought Iron Fence: Wrought iron fencing is allowed. All wrought iron fencing within Oxford Ridge must be of a uniform quality, style/design, and color. The standard fencing quality (strength & thickness of iron), style, design, and color shall be determined by the ACC (and approved by the POA Board), in conjunction with first request for wrought iron fencing within the subdivision.
- 1.6 Allowed Height: Six feet maximum in all cases except as follows: rear portions of fences may be allowed to be up to 8 feet high along the rear of the following lots on Banbury Drive: Lots 73 through 78 and a portion of lot 79 where the concrete drainage easement extends onto the lot. The rear fence along lot 79 will transition between an allowed 8 foot fence on its north end to a 6 foot fence on its south end. . In such cases, the overall maximum height of all portions of the fence may not exceed 6 feet as measured from the finished grade adjacent to the house.
- 1.7 The finished side of the fence must be facing outward from the lot (this is also a City of Bentonville requirement).
- 1.8 All portions of fences visible from public view (i.e. from a street, sidewalk, or common area) must be stained within 6 months of installation with clear or natural wood tone color (excessively red, purple or dark colors are not allowed). It is required that fences visible from public view be periodically re-stained and maintained in order to preserve the quality of the fence.
- 1.9 All homeowners are responsible for repairing fencing, if ever damaged, within 60 days of incident/damage.
- 1.10 When side yard fences are installed, the wing fences shall be located: 1) In front of mechanical units (i.e. air conditioning units), and 2) a minimum of 5' behind the front plane of the portion of the house of which the fence is attached. However, the ACC may approve wing fences to be located behind mechanical units if the mechanical units are adequately screened with landscaping.
- 1.11 Side yard wing fences (the portion of the fence connecting the house to the side lot line fence) exceeding 27 feet in length shall include a landscape plan for the front of the fence (the side facing the street). The landscaping needs to adequately screen and break up the fence. Approval of the landscape plan shall be at the discretion of the ACC and consent of the POA Board.

**2. Landscaping**

***A summary of Covenant Section III (I) is below. Please refer to Covenants for complete requirements:***

- 2.1 Landscape plans, except for planting of only flowers, trees or shrubs not affecting easements, shall be approved by the ACC.

- 2.2 Newly constructed dwelling units shall meet minimum landscape requirements within 6 months of completion of construction, provided that each owner sods the yards along the street within 9 months.

***Additional ACC Guidelines:***

- 2.3 All builders shall landscape and sod new homes within 6 months of completion, to a standard comparable to existing homes within the subdivision. In addition, all electric, phone and cable boxes located within front yards shall be screened with landscaping as part of the builder landscape package.
- 2.4 All homes are required to be constructed with front and rear yard sprinkler systems. Interior side yard sprinklers (i.e. not street side on corner lots) are not required for that portion of the side yard directly adjacent to the home (i.e. the side yard between the house & interior side property line from the front to the rear of the house). Side yard sprinklers are required on the street side of corner lots.

**3. Dog Pens**

*A summary of Covenant Section III (J) is below. Please refer to Covenants for complete requirements:*

- 3.1 Dog pens must be properly screened as required by ACC.
- 3.2 Dog pens must be in rear yard so as to not be a nuisance to adjoining lot owners.

***Additional ACC Guidelines:***

- 3.3 Dog pens shall not be visible from the street or public view, and shall be screened with a 6 foot privacy fence.

**4. Storage Sheds & other Structures**

*Storage sheds are not addressed in the Covenants*

***ACC Guidelines:***

- 4.1 All storage sheds shall be screened from public view (i.e. from roadways and sidewalks) by a 6’ cedar privacy fence.
- 4.2 The height of all storage sheds shall be as outlined below. The intent of the varying height requirements below is to hide the storage sheds from public view while allowing the maximum height possible. Therefore the further away the shed is from a fence the less it becomes visible, so the higher the shed is allowed to be.

Shed distance from a fence that is facing a street or sidewalk:	0’ – 5’	Over 5 – 10’	Over 10 – 20’	20’ +
Maximum shed height*:	6’	7’	8’	9’

\*In the event that a sheds is constructed with the same materials (same color & quality of roofing shingles) as the primary house on the lot, a storage shed may be constructed closer to the fence than noted above and at a height taller than noted above. However, in no case shall be building be closer than 2 feet from a fence when the height exceeds 6 feet; and in no case shall a shed be taller than 9 feet.

- 4.3 Whenever reasonably possible, the materials and colors of a shed shall match the principal building.
- 4.4 All other exterior buildings & structures must require approval by ACC (i.e. pergolas, gazebos, garages, covered patios, etc.) and shall be consistent with the spirit and intent of the Covenants and these guidelines, and shall be compatible with the principal house on the lot.

### **5. Antennas & Satellite Dishes**

*A summary of Covenant Section III (N) is below. Please refer to Covenants for complete requirements:*

- 5.1 All satellite dishes and antennas must be approved by ACC
- 5.2 All satellite dishes and antennas must be screened so as to not be visible from the front of any other lot or any public street

#### ***Additional ACC Guidelines:***

- 5.3 A single satellite dish under 19” in diameter does not require ACC approval. However, a second satellite dish of any size (on any one house) does require ACC approval.
- 5.4 Any antenna or satellite dish over 19” or any other device covered in section III (N) of the Covenants will need ACC approval and will need to meet Covenant requirements.

### **6. Exterior Mechanical Devices**

*A summary of Covenant Section III (H) is below. Please refer to Covenants for complete requirements:*

- 6.1 Exterior mechanical devices should be aesthetically concealed from view on all sides & shall be shielded in a manner as to minimize noise safety concerns. Such devices shall be located in the back yard area. The shielding used should be approved by the ACC.

#### ***Additional ACC Guidelines:***

- 6.2 Approved shielding devices include landscaping or privacy fencing as noted in section 1.10 above.