

# Standards

The following standards will predominantly govern in planning the exterior appearance of homes to be built in Hillcrest at Shepherdstown.

## 1. MATERIALS

### FACADES:

- Imitation wood, cement (Hardy Plank), or vinyl siding
- Brick
- Stucco
- Natural or cast stone

### BUILDING FEATURES:

- COLUMNS: Wood, fiberglass, brick, stucco or stone
- STOOPS, PORCHES, PATIOS, DECKS: Pressure treated wood, synthetic wood, brick, concrete, stone or tile.
- FENCES, RAILINGS: Pressure treated wood, synthetic wood, heavy gauge vinyl, wrought or formed metal.
- AWNINGS: Woven natural or synthetic fabrics

### ROOFS:

- ROOFS: Composite shingles of min. 25 yr. rating, painted metal with standing seams.
- GUTTERS: Copper, painted aluminum
- SOFFITS: Wood, painted aluminum
- FASCIAS: Wood. Premium Vinyl, painted metal

### DOORS AND WINDOWS:

- WINDOWS: Wood, metal, vinyl, fiberglass
- DOORS: Wood, embossed metal, fiberglass
- GARAGE DOORS: Raised panel wood, embossed metal
- SHUTTERS: wood, vinyl or painted synthetic (me. Fypon)
- STORM DOORS: Plain full glass painted aluminum, wood
- VENT LOUVERS: Wood or painted synthetic (ie. Fypon)
- Window and door glass may not have more than 10% daylight reduction.

### YARD FEATURES:

- WALLS: Brick, stone or stucco
- FENCES: Pressure treated wood, synthetic wood, vinyl or formed metal. Fence gates must be of same material as fence
- RETAINING WALLS: Limestone, imitation limestone
- Decks shall be made of pressure treated or synthetic wood.

## 2. DESIGN

### FACADES:

- On corner lots both facades facing streets should be of similar materials and level of detail.
- When a material is used only on the front facade, it must be continued onto the side facade for a minimum of 8”.
- Changes of materials on the same plane within the facade should occur along horizontal lines, with the heavier material under the lighter material.
- Chimneys on the front elevation shall have a min. horizontal X- section of 6 sq. ft.

### BUILDING FEATURES:

- Masonry arches or columns shall be min. 8” thick.
- Masonry piers shall be min. 12 x 12.
- Wood or fiberglass columns shall be min. 6X6
- Keystones, if used, should be centered on opening.
- Window flower boxes are recommended.
- Light fixtures shall be compatible with building style and features.

### ROOFS:

- Roofs shall be of gable or hip types.
- Shed roofs are permitted provided the ridge is against an exterior wall.
- Gable roofs are recommended.
- Minimum roof pitch is 8:12 for main roofs (recommended pitch 9:12) and 4:12 for shed roofs.
- Both gable and hip roofs, where appropriate with the style of the dwelling, should provide overhanging eaves that extend at least 8” at rakes and 12” at soffit eaves (recommended 16” soffit eaves where cornices can be used).
- A subtle amount of Georgian style cornices and corbels are encouraged where appropriate.

### DOORS AND WINDOWS:

- Windows should primarily be square or vertical in proportion, window panes or lites should also be square or vertical.
- Total area of windows on the front facade may not exceed 30% of the facade.
- Garage doors may not exceed 8’ 0” in height.
- Shutters shall be proportioned in width to cover the window which they serve.

### YARD FEATURES:

- Hedges along streets shall be between 24” to 36” high.
- Masonry walls shall be at least 8” thick.
- Chain link or wire fences are not permitted.
- Landscaping structures of uncommon shape or form must be approved by the Home Owners Association.

- Deck posts which are taller than 4 ft. shall be of min. 6x6 lumber.
- Satellite dishes may not exceed 24" in diameter and shall be screened from public view.

### 3. WORKMANSHIP, COLORS

#### FACADES:

- Stucco surfaces shall be lightly textured or smooth.
- Siding shall be of bevel or beaded configuration, with 4" or 6" exposure.
- Brick mortar joints shall be struck and be less than 1/4" wide.
- Colors of materials used on facades must be approved by the Home Owners Association.
- Brick and siding types and colors may be selected from the appropriate palettes.

#### BUILDING FEATURES:

- All wood elements facing streets shall be painted or stained in solid or semi solid colors. Pressure treated wood elements may remain exposed in rear yards.
- Metal railings shall be painted black or suitable dark color.

#### ROOFS:

- Permitted composite shingle colors: Slate, cedar, weathered wood, and dark grey or dark brown.
- Metal roofs shall be painted in dark neutral colors.
- Shingle roofs shall have closed valleys, except as required for expansion.
- Roof flashing shall be the same color as the roofing material.

#### DOORS AND WINDOWS:

- Storm & screen door color shall match the color of the frame of the door it serves or the exterior trim color of the house.
- Permitted window colors: White, tan, pewter, dark green, dark brown.
- Front doors may be in any color.
- Shutters shall be painted white or a neutral dark color.

#### YARD FEATURES:

- Wood or vinyl fences shall be painted white.
- Formed metal fences shall be painted white, black, or dark green.
- Landscaping structures of uncommon shape or form must be approved by the Home Owners Association.
- Mail box supports shall be painted white.