

Architectural Procedures and Guidelines/ New Homes

The “Declaration of Covenants, Conditions and Restrictions for Troy Village” govern the Troy Village home and site development.

The primary goal of these Covenants is to guide home design and placement, exterior finish and landscaping to create a functional and aesthetically pleasing community for the benefit of all lot owners in Troy Village.

The Declaration of Covenants provide for an Architectural Review Committee (ARC), whose purpose is to review all home and landscape plans to ensure conformance with the Covenants and general compatibility.

In addition to the content of the Declaration of Covenants, the Architectural Review Committee provides the following Procedures and Guidelines, which provide additional clarification and interpretation of the Covenants.

Builders, architects and lot buyers should familiarize themselves with the content of the Covenants and these guidelines when designing their homes.

PROCEDURES:

Fees

The ARC Review Fee and Refundable Landscape Deposit are due when the initial house plans are submitted for review. The mailbox/fire number fees are submitted when ordered and does not include Installation.

- Architectural Review Fee \$ 750
- Refundable Landscape Deposit \$2,500
- Mailbox and Fire Number Purchase \$ 700

ARC Checklist

To assist in the review process, the ARC has created an “ARC Checklist.” This checklist includes a cover page providing pertinent lot owner information. The checklist also includes three additional pages listing details required on drawings. Page 2 is for building drawings, Page 3 is for the site plan, and Page 4 is for the landscape plans. The cover page with lot owner information must be completed and submitted to ARC with the house drawings and site plans. The ARC in their review process uses the remaining pages of the checklist. These pages do not have to be submitted with the ARC review package but should be used by the builder and architect as a check to verify that all necessary information has been submitted.

Submitting Plans to ARC

Initial Submittal

Prior to the start of construction, the lot owner or their builder shall submit the following minimum items to the ARC for review and approval:

- 1) A completed ARC Checklist
- 2) Two (2) complete sets of building drawings with exterior detail
- 3) Two (2) Site Plans at 1” = 30’ Scale
- 4) Two (2) copies of landscape and irrigation Plans
- 5) 1 set exterior product colors/materials (samples suitable for filing) – Use form provided
- 6) 1 set of 11 x 17 exterior elevations

The ARC will provide written response as soon as practical. Upon approval of the above items, construction may commence.

Final Submittal

Prior to the exterior finishing of the home, the lot owner or builder shall submit to the ARC:

- 1) Samples for all exterior finishes and colors suitable for filing (i.e. photos, digital photos, paint chips, etc.)
- 2) A finished landscape plan

The ARC will again issue written response as soon as possible, and finishing may commence upon ARC approval.

ARCHITECTURAL GUIDELINES:

Site Plan

The house placement and landscaping on a lot shall be designed to minimize any negative impact on adjacent lots or the golf course property. When reviewing proposed improvements on a lot, the impact of views from adjacent lots will be considered, and the interests of all parties will be balanced and protected to the extent possible. This may result in required changes in house placement and landscaping to preserve views for all parties.

Architectural Design and Trim Elements

Each home in Troy Village is expected to have architectural design features and trim elements incorporated on all elevations, unless not visible to the public. This includes the use of architectural design features such as false gables and other roofline treatments. It also includes the use of trim elements such as false gable vents, built-out window headers, sills and wraps, freeze boards, projected bases, etc.

Window usage and placement should be continuous and balanced on all elevations, where possible.

The use of exterior finish products such as brick, stone and stucco should be continuous to all elevations or must have suitable termination.

Stark transitions of material use are unacceptable. Transitions shall generally occur at inside corners, or be brought around outside corners an appropriate dimension. In either event, these transition areas may require landscaping as mitigation.

Elevations that are void of windows or other defining features due to interior design limitations shall incorporate architectural trim elements where possible and shall be mitigated with landscaping. Landscaping used for architectural mitigation shall be of appropriate size and type to adequately screen and soften the condition.

Roof Designs

Large roof areas and excessively long fascia lines shall require architectural breaks such as false gables. Generally, roof massing should be designed and proportioned to provide a balanced appearance, bringing together the house, garage and any projected areas into an integrated design. Generally, the minimum roof pitch allowed shall be 8/12.

Home Design and Exterior Color

A valued aspect of the Troy Village environment is the creation and protection of an architecturally pleasing residential community.

To accomplish this objective, lot owners must exercise care when designing homes and selecting exterior colors so as not to repeat similar architectural design and colors of existing homes located within a single and close visual context.

The first five paragraphs of Section 8 in the Covenants, “Architectural Approvals of Home Plans,” address this subject and provide the basis for ARC policy. Please review these paragraphs early in your design process.

Side-Loaded Garages

Side loading of garages is encouraged wherever possible. The Town of Troy requires a minimum of 30 percent of the homes in Troy Village to have side-loaded garages. The ARC reserves the right to require side-loaded garages to meet this Town of Troy requirement.

Decks and Enclosed Porches

Decks, enclosed porches, other similar appendages, and their foundations shall be architecturally integrated with the home.

In lieu of a continuous foundation, support columns may be acceptable if they are appropriately massed and trimmed. Generally, the minimum size for full level columns shall be 8”x8” plus built-out architectural crown and base trim elements. Landscape mitigation may also be required.

Homes designed for decks and enclosed porches must have the decks and enclosed porches constructed with the initial home construction. Provisions for future decks and porches such as “exposed rim joist boards” will not be allowed where they present an unfinished appearance.

Materials

Horizontal lap siding is allowed in the form of premium grade woods and fiber-cement products, finished with stain or paint. All home elevations using horizontal lap siding and visible to the public must include full architectural trim elements.

Except on the “Golf Villas” located around the driving range, no vinyl, steel, aluminum or panel siding is allowed where visible to the public. Trim, fascia, freeze and soffit materials are encouraged to match the siding; however, they may be in the form of premium quality metals.

Due to the possibility of golf ball impact around the driving range, the “Golf Villas” may utilize high quality, impact-resistant pre-finished siding materials.

Minimum Landscaping Requirements

To help guide development and home plan design in a predictable manner for the Troy Village Master Planned Community, the following items shall not be included as a part of the Minimum Landscape Budget:

Topsoil, sodding, seeding, irrigation sprinkling, retaining walls, decks, patios, walks, fences, and any landscaping required by ARC to mitigate architectural design deficiencies or satisfy buffer issues.

Use of modular colored concrete block in retaining walls shall not have large, exposed surfaces and shall have landscaping mitigation.

Retaining wall blocks **approved** for use in Troy Village Include the following: Anchor Sahara Stone (*available from Anchor Block of St. Paul*), Allen Block and Versa-loc retaining wall systems (*each available from County Concrete in New Richmond, Wisconsin*).

Retaining wall block designs **not authorized** in Troy Village include: Keystone Block, Anchor Diamond Block and Anchor Windsor Stone (*all by Anchor Block Company*), and Country Curb and Cottage Stone (*by County Concrete*).

Architectural Design Changes

Occasionally, home plans are submitted to the ARC, which do not comply with the criteria of the Covenants. The ARC does not wish to redesign home plans for lot owners. In this situation, the ARC will frequently provide a potential solution to a non-conforming plan design to make the plan acceptable. This is offered as a courtesy to the lot owner in an effort to facilitate final approval of plans. Lot owners may accept the solutions offered by the ARC or they may find an alternate remedy to correct a non-conforming home design.

Inaccurate Plan Drawings and Mis-Representations

Occasionally, home plan elevations are not drawn accurately, or, due to unforeseen field conditions, home designs must be altered and consequently are not built according to approved plans.

ARC approval of plans is based on the representation of drawings presented. Where changes from approved drawings are required, such changes are subject to ARC approval.

Non-Compliance

Any improvement installed on a structure or lot which was not presented for approval or was not approved and is later found to be not in non-compliance shall be subject to corrective action at the sole expense of the lot owner/builder.

Mailbox and Fire Numbers

The Troy Village Homeowners Association will provide lot owners with a mailbox, post, and parts. With the Mailbox purchase the Homeowners Association provides a custom "Fire Number," as required and approved by the Town of Troy and the River Falls Fire Department. Upon receipt of payment for the Mailbox, the homeowner shall install the Mailbox, with house number attached, according to the Mailbox Location Plan provided by the Hudson Postmaster. Additionally, the homeowner shall install the custom Fire Number at the front property line, next to the driveway, as required by the River Falls Fire Department.