



Auberge' Building Specifications

for inclusion on all new homes in Phase I. (Original 74 lots)

Exhibit #2 to Application for New Home Construction

All new or revised house plans must receive ACC approval prior to the commencement of construction.

The Auberge' is a community of small, narrow lots. The residents purchased their home here for that reason. All front yards in Phase I are maintained by the HOA, and that, along with the small lot and the relatively close proximity of houses to each other has created a requirement for a number of unique features.

All plans submitted must conform to the requirements and minimum standards as itemized in the Covenants, Conditions, and Restrictions (CC&R's). In addition, the Board of Directors and residents have determined that Phase I should continue the unique architecture and exterior treatments that were created by the original builders. They have concluded that the continuation of these features will insure the long-term value of houses in the community. The below listed specifications and features are in addition to, or elaboration of specifications contained in the CC&R's. They must be included in the design and construction of all houses in Phase I.

- 1. Cupola on roof must be actual copper or the copper color that is available from all gutter companies. This is the signature feature of Phase I in the community.**
- 2. Steep roof pitches. Minimum roof pitches on the sides of the house must be 12/12 side to side and 10/12 front to back. The steep roof pitches are also a feature which gives the community its identity.**
- 3. The concrete house number, affixed by the garage door is a requirement. It helps emergency crews locate houses by being located at a common location. The color of the house number must also be maintained.**
- 4. The fence, gates and stone columns that connect the houses to each other must conform to existing construction within the Auberge'. The side yard fences that provide privacy between houses must be included. The design of side yard fences was created to give the same view to each home owner. It is much less costly than a two-sided fence, although it will cost slightly more than a standard cedar fence.**
- 5. The mailbox and post design, including color and house numbers.**
- 6. The garage door design, front door designs, and front windows with exposed mullions must be of the same design as currently in the neighborhood.**
- 7. Posts on front porches, if any, will be 8x8 inch rough cedar. Rear posts will be 4x6 inch rough cedar.**

- 8. The gutter design, including collector heads and round downspouts must be of actual copper, or the copper color that is available from all gutter companies.**
- 9. Other copper roof ornamentation on the roof is optional, but encouraged in order to maintain the community streetscape.**
- 10. All landscaping must include a front yard irrigation system that is connected to the HOA common water system (back yard irrigation systems cannot be attached to the front yard common system). The number and location of common water system meters will be specified by the ACC.**
- 11. A Chinese Pistache street tree must be planted on each property line, minimum caliper of 2". The front yard irrigation system must include a soaker or a bubbler irrigation line to the tree.**
- 12. A landscape bed surrounding the mailboxes and other landscape beds with plant materials consistent with other houses in the community are required. The landscape bed adjacent to the front of the house requires a depth of at least four feet in order to achieve the proper visual effect. This area must have a soaker irrigation line installed.**
- 13. Front yard landscaping must be designed and installed with front yard maintenance in mind in order to keep costs down. For example, an island landscape bed will be discouraged because it creates additional maintenance in the form of mowing and edging. Those houses that install front yard landscaping that creates additional maintenance costs will be subject to an additional charge on their HOA dues to offset the additional maintenance cost.**
- 14. Exterior colors and materials must conform to those presently being used within the community. The Auberge' Exterior Color and Materials Selection Worksheet is included with your Application for New Construction and lists a number of brick, stone, and paint colors that have been used in the community. You may select from the included list or you may name a street address within the community that has the colors and materials that you wish to use. If you find no houses in the community that are acceptable to you, you may introduce new colors for your house, but you must include color chips and brick/stone samples along with an address where they may be viewed elsewhere in the metro area.**
- 15. Exterior brick or stone is required on 75% of the exterior surface of each house, up to the required 9 foot plate line of the first story. The Architectural Control Committee has interpreted this to apply to the entire front and both sides of each house. In the instance where a house backs up to a public street or to an interior Auberge' lot, the entire front, both sides and the rear of the house shall be of brick or stone.**
- 16. Architectural Asphalt shingles have been selected for the community. Minimum 30 year shingle, Owens Corning Oakridge or equivalent must be used.**

- 17. Patterned or stained concrete trim on driveways, porches and sidewalks is acceptable as an option, but color and location must be included with your submittal.**
- 18. The pattern of locating garages on either the right or the left side of the house in order to maintain the mailbox and front yard treatments is required. If the garage location is not evident, please ask the Architectural Control Committee to locate the garage for you.**
- 19. An area located between two adjacent garages, behind the decorative screening fence is designated as a Service Area. There should be no fence installed between the two houses in the Service Area; the area should be graded to drain properly, landscape fabric installed as a cover, and a sufficient layer of gravel installed to inhibit the growth of weeds. It is the owners' responsibility to maintain this area.**
- 20. All houses will be constructed with front sidewalks similar in style to those currently in place. Where appropriate side sidewalks on corner lots are required.**

All these requirements are designed to maintain the overall appearance of our community. We firmly believe they will help in keeping our property values high over many years. Your cooperation and assistance is greatly appreciated.

The Auberge' Architectural Control Committee

Amended March 18, 2013