



PHASE 1- THE ESTATES

ARCHITECTURAL GUIDELINE HIGHLIGHTS & CHANGES

- Size of Homes:**
- 1 story - 2400 square foot minimum (*originally 3000 sq. feet*)
 - 1½ and 2 story - 2800 square foot minimum (*originally 3300 sq. feet*)
 - No more than 15% impervious surface coverage
- Garages:**
- Side-load or front side-load
 - 2 car minimum size (*originally 3 car minimum*)
 - Double bay doors allowed (*originally single bay doors only*)
- Roofs:**
- Cedar shake, slate and architectural dimensional shingles (*originally cedar or slate only*)
 - Other materials with similar characteristics may be approved by ARB
 - Minimum roof pitches are 8/12
 - ARB may make exceptions to roof pitch based on style of home such as Prairie or Craftsman
- Flashing:**
- Copper or non-corrosive metal required for all exposed flashing or bays (*originally copper only*)
- Exterior Finishes:**
- All metal must be copper or non-corrosive metal (*originally copper only*)
 - Brick
 - Natural or cut stone
 - Stucco, grail coat, EIFS up to 50% of exterior face (*originally up to 25%*)
 - Cedar, redwood, and/or cypress shake
 - Cement siding (Hardy-Board or equivalent)
 - Other materials approved by ARB
 - No aluminum or vinyl allowed on siding or soffit and fascia
- Fences:**
- Outdoor or lot fencing is not allowed other than invisible dog fencing.
 - Fencing around in-ground pool deck must meet City of Woodstock requirements and ARB approval.
- Mailboxes:**
- Mailboxes must have same style, color, etc. per guidelines. It is the owner's responsibility to provide, install, and maintain the mailbox.
- Outdoor Storage & Parking:**
- All detached accessory buildings or structures require ARB approval.
 - Only two (2) registered vehicles can be parked in driveways at any one time unless otherwise approved by the ARB. No commercial vehicles (any vehicle with a business name, phone number, or logo), all types of recreational vehicles, buses, limos, boats, inoperative vehicles, and any type of trailers are not allowed to park in driveways or stored on the property, unless stored inside owner's garage. (*originally no parking in driveways*)
- Recreational Facilities:**
- Above ground pools are not permitted.
 - Recreational equipment, permanent or temporary, requires ARB approval depending on the size and intended location. (*originally limited to visibility conditions only*)
- DROS:**
- No man-made structure or storage is permitted within DROS.