

## Welcome to



### Traditional living in a new neighborhood

Highland Meadows is a single-family-home neighborhood with the goal of creating community while maintaining home values. Architectural design guidelines have been developed to create a pleasant, cohesive neighborhood within which families can choose a home that fits their tastes and needs. Homeowners have a comfortable environment where they can create a wonderful new “homeplace” for their families and still be just minutes by car, bike or foot, from downtown Elkins.

#### **Lot Sales**

Lots are for sale on the open market. Independent contractors or families can purchase lots and build homes. Customers may choose any licensed contractor to build a home, or Highland Community Builders will build to suit for mortgage-ready customers. We will hold a lot for 60 days with \$100 down. A \$1,000 deposit is required to put a lot under contract. Interested parties may call 304.636-6495 for more information.

All house designs must be in keeping with the Design Guidelines described below and must be approved by Highland Community Builders. A committee of home owners will take on this responsibility in the future.



## **DESIGN NOTES AND GUIDELINES**

**All residences in the Subdivision must be built to WV State Building Code as adopted by the WV Fire Commission.**

A primary goal of these Design Guidelines is to ensure that Highland Meadows is a visually pleasant and welcoming neighborhood for years to come. To that end, before construction or any alteration begins, finish grade elevations, site plans, and all construction plans and specifications must be approved in writing by Highland Community Builders (or, at a later date, a committee designated by the Home Owners' Association). Any waiver of these requirements must be requested in writing by the proposed owner and sent to HCB. The proposed owner will receive a response within 30 days of receipt of the request.

The following provides specific guidelines that should inform decisions related to the design and construction plans for homes to be built in the Highland Meadows neighborhood.

### **Open Space**

In accordance with City building code, the front yard setback for the house shall be 25 feet from the front property line. No building or structure is to be constructed or located closer than five (5) feet to an interior side or rear lot line. In this case, eaves, balconies and open porches are considered part of the structure.

The following points should be included in site design:

- At the time of construction, landscaping must include, at a minimum, two shrubs and a single tree in the front yard. When choosing a tree, the height of the tree and the spread of the tree's branches should be taken into consideration so as not to crowd the yard.
- Stand-alone animal enclosures of a maximum 144 sq. ft. are permitted in the rear yard, though the use of invisible fencing for animals is encouraged. Other types of fencing must receive approval from HCB (or, at a later date, a committee designated by the Home Owners' Association), and are limited to the back yard (beginning no closer than 10 feet from front-corners of home) and to a maximum of 6' in height.

**With the exception of porch swings and basketball hoops, play equipment should be placed at the rear of a house.**

### **Property Easements**

All lots in the development are subject to general easements for providing adequate gas, sanitary sewer, storm sewer, water, cable television, electric and telephone service to all other individual lots in the development. Generally, this easement will be twenty-five (25) feet at the front of each lot and five (5) feet around the remaining sides of each lot. HCB and its successors may enter individual lots for the purpose of repairing and maintaining utilities. The twenty-five (25) foot easement at the front is included in the setback and is reserved along the street-side of the lots for pedestrian access.

### **Driveways and Parking**

Driveways and parking areas should not dominate the street scene, but be set back from the residential buildings, and located in the rear or side of the lot. Parking in the front yard is not allowed, which includes a

**Traditional living in a new neighborhood.**

restriction against circular driveways.

Driveways may be concrete or asphalt, however, turf blocks, parking strips or gravel edged with timbers or steel strips are encouraged to minimize the amount of paved surface. A poured cement sidewalk must connect the driveway to the front porch.

### **Building Forms**

To support a sense of visual continuity within the neighborhood, a new building should have basic roof and building forms that are similar to those established in Highland Meadows.

The front of the house should face the street and each house should have a raised, split-face block foundation and front porch. Three steps up to the front porch are recommended. Exceptions shall be made as a reasonable accommodation for disabled occupants.

The main roof of all houses must have a minimum 6:12 pitch. Exceptions can be made for a 5:12 roof pitch under the following conditions:

1. In cases where the orientation of the roofline has the peak of the roof running parallel to the front of the home, the home must have a gabled front porch roof that is a minimum of 5 feet deep, with a width of at least 20% of the overall width of the home.
2. In cases where the orientation of the roofline has the peak running perpendicular to the front of the home, a front porch is still required with a minimum depth of 5 feet and width of 8 feet. The home must also have multiple rooflines. These can be running parallel or perpendicular to the main roofline.
3. Construction, design, and specifications are approved in advance by HCB

Modular housing is only permitted if in full compliance with the State Building Code for standard stick-built structures. Manufactured housing is not allowed.

Porches, driveways, light posts and sidewalks must be completed within 3 months of the completion of the construction of the home or placement of the home, if modular. Landscaping must be completed within 3 months or 6 months if construction is completed in the winter.

### **Building Materials**

Specific attention to key architectural components will create a cohesive neighborhood. The following paragraphs provide direction to the home builder:

1. Doors  
All front doors must have a window above or at the side, or the door panel itself must be one-third or more glass. Screen or storm doors should be in keeping with the home's architectural character. Screen doors shall not be: unpainted aluminum, unpainted or unstained wood, comprised of non-articulated wood or aluminum panels, or temporary in appearance.
2. Windows  
Window and door glazing shall be clear or "low E." Reflective glass is prohibited. Windows shall be trimmed to complement the siding material of the house.

### **Traditional living in a new neighborhood.**



### 3. Lighting

All front yards shall have a dusk-to-dawn light post that is compatible with the architecture of the main house. This will be located within five (5) feet of the intersection of the driveway and the street so that light spills onto the street.

Light fixtures should not be directed towards the windows of neighboring houses. Wattages may be regulated by HCB or later by a committee of the Homeowners' Association.

If used, light fixtures mounted on a garage must be no higher than eight (8) feet above ground and directed away from adjacent backyards and structures. Lighting fixtures attached to a dwelling should be architecturally compatible with the façade. The use of low-pressure sodium or mercury vapor lighting either attached to homes or to light the exterior of the home is prohibited.

### 4. Porches

Front porches shall have a minimum depth of five (5) feet and must be masonry. When pressure treated material is used for side or rear porch/deck flooring, it must be stained or painted within twelve months of installation. A gabled roof on the front porch is required if a porch is not already incorporated in the house plan.

### 5. Garages

In order to diminish their impact on the streetscape, attached garages must be even with, or recessed from, the front of the house. Detached garages may be placed at the rear of the lot. Stick-built carports attached to the house are permitted, however aluminum-framed, stand-alone carports are not allowed. Any garage doors that face a street or public area shall feature windows, recesses or moldings to help blend the doors with the character of the house.

### 6. Foundation Facing

Foundations may be built of split, rock or ground-faced concrete block, or a minimum 3/8 inch stucco over CMU's. Face brick and manufactured stone products on exposed foundation walls, including porches, up to the main level siding are encouraged.

Exposed concrete block and formed plain concrete is prohibited.

### 7. Siding

Building materials for the main building may be vinyl or metal siding, brick, stone, concrete clapboard, or painted wood. When using vinyl or metal siding, windows need to have trim, and the building must incorporate masonry or other similar durable/ permanent material near the ground level (first two feet above ground level).

The following materials are prohibited: textured or scored plywood (including T-111 or similar plywood), sheet pressboard, and stucco board.

### 8. Mechanical Equipment and Trash Receptacles

An area should be provided for trash containers and other service-related equipment where they will not be visually obtrusive and may be screened by decorative fencing and/or landscaping. Window-mounted air conditioning units are prohibited in the front of the house.

### 9. Roofing

Architectural asphalt shingles are appropriate roofing materials, and metal roofs are an alternate roofing material.

10. Gutters and Downspouts

Drainage must meet minimum building code requirements.

11. Flashing/Sheet Metal/Vents

All flashing and sheet metal shall be painted or be ordered pre-colored to match adjacent building surface. Vent stacks, metal chimneys and pipes shall be colored to blend with adjacent roof surfaces and shall be clustered to minimize rooftop clutter, or shall be located on the roof slope facing away from public areas.

12. Chimneys and Fireplaces

The height of chimneys is regulated by the building code. They must be covered or painted in such a way that is compatible with the house. Indoor wood stoves or fireplaces are permitted, subject to use restrictions by the appropriate government agency. EPA certification is required. Outdoor wood-burning furnaces are prohibited.

**Secondary Structures**

No temporary storage building, shelter or trailer is allowed, however, a secondary structure, such as a permanent storage building, is allowed. Such a structure should be constructed, painted or sided in such a way as to blend with the main house. Secondary structures must be no more than 15 feet in height, 480 sq. feet in total area and should be approved by HCB or the HOA.

**Pools and Hot Tubs**

Pools and hot tubs are considered secondary structures under these standards and are subject to the same review and approval requirements as any other type of structure. They should be located at the rear of a house and be designed to minimize sight and sound impact upon adjoining properties. Pool heaters and pumps must be screened from view and sound-insulated. Any and all outdoor swimming or wading pools shall be adequately enclosed by fencing or other structure, and construction, design, and specifications must be approved in advance by HCB, or a committee of the Home Owners' Association.

