

Terwilliger's Run of Montgomery
Design Review Criteria
July 31, 1997

Terwilliger's Run of Montgomery is one of the last major residential developments that will be built in the City of Montgomery. Known for its unique residential character, fine schools, and outstanding location, the City of Montgomery has taken great pride in its residential neighborhoods. It is within this spirit that Terwilliger's Run has been developed.

Named after Nathaniel Terwilliger, Montgomery's founder and original planner, Terwilliger's Run consists of some of Montgomery's most beautiful grounds and terrain. The rolling hills, creeks, and majestic trees create some of the most dramatic home sites ever available. It is the developer's goal to create the highest quality of design with respect for the natural environment and the total community.

Design Review Concept

To accomplish this goal, a Design Review Committee has been created by the developer. All building designs, site plans, landscaping plans and color combinations must be considered and approved by this group prior to construction.

Neither the Design Review Committee, nor the design criteria that it will utilize, seek to make judgments as to what is beautiful or not beautiful. The objective is not to discourage creativity nor to infringe upon the freedom of individual expression. Indeed, design creativity is not only welcome but encouraged.

The Design Review Committee and design criteria seek only to coordinate the many directions of all Terwilliger's Run builders and residents, to create harmony with the natural environment, and to protect the mutual interests and individual investments of all Terwilliger's Run residents.

The following criteria have been prepared to aid prospective homeowners and home builders in their construction plans and design for Terwilliger's Run of Montgomery.

Design Review Committee Composition and Meetings

The Terwilliger's Run Design Review Committee will consist of a group of volunteers who are Terwilliger's Run homeowners.

The responsibility for design review, membership and operations shall be the responsibility of the lot owners in Terwilliger's Run through the Terwilliger's Run Green Areas Committee (TRGAC). The TRGAC will review plans at the schematic design stage and at the completion of working drawings.

Meetings of the Design Review Committee shall be on an as needed basis. The Committee shall exercise diligence in acting upon building plans promptly so as not to delay planning, design or construction progress.

Plans will be reviewed according to the guidelines hereinafter included. No construction, tree removal, or site alteration shall commence on any lot without the written approval of the Design Review Committee. No exterior alteration or addition, including exterior staining involving a color change shall commence without written approval of the Design Review Committee. The basis for approvals shall be the approved plans as submitted and on record. Proposed changes in plans following approvals must be resubmitted in writing to the Design Review Committee.

The Committee Chairperson shall have the authority to determine if such change is sufficiently minor as to be inconsequential to the character and quality of the development, in which case the Chairperson may approve the change without full Committee review and approval.

Review Procedure: Sketch Plan

Prior to commencing preparation of working drawings (final engineering and architectural), a builder shall submit to the Design Review Committee sketch plans to assure conceptual acceptability. Sketch plans shall include:

- 1) A site development plan showing proposed building location, any proposed change in existing topography, existing trees of significant size and proposed retaining walls.
- 2) Sketches of building elevations showing exterior appearance of all sides.
- 3) Sketch of building floor plan.

The Design Review Committee will review the sketch plans and promptly return them to the builder with comments, enabling the builder to proceed with detail design and preparation of final working drawings.

Review Procedure: Final Plan

Prior to commencement of any construction activity, three copies of complete site development and building plans to scale shall be submitted to the Design Review Committee. The plans shall show (1) contours reflecting existing topography at two (2') foot intervals or less, (2) grading plan showing finished contours, (3) existing environment features (e.g. ravines, creeks, significant tree stands, and the like), (4) proposed building pad with dimensions and lot set back distances, (5) proposed retaining walls, (7) complete architectural plans and specifications including structural details, floor plan, decks or balconies and elevations clearly depicting the design and exterior appearance including types of material, color, trim and detail for each side of the structure, and (8) landscape plan.

Building Site Considerations

Considerations relevant to siting a building on a lot and preserving the character of the lot are important. The particular assets of a lot must be identified and the building located so as to preserve or enhance the assets. Buildings should be located so as to avoid or minimize cuts and fills; existing grades and contours may be altered only minimally, so as to avoid destruction of trees and other natural vegetation. Buildings should not be located in a manner that impedes, significantly alters or otherwise interferes with natural drainage.

The existing environment should be respected and preserved to the maximum extent possible, structures shall be located so as to blend with, not intrude upon, the natural environment. Privacy between living units shall be considered when siting a building on a lot; to the extent possible, buildings should be situated so as to increase or maximize privacy from neighboring structures on adjacent lots.

Above all, the siting of buildings should preserve the important environmental features of the land and should contribute to a more creative, attractive and pleasant living environment than is typical of a conventional subdivision.

Site Planning and Development

Storm water, erosion and sedimentation must be controlled and handled properly during and after construction. Adjacent property must receive and not impede the flow of storm water originating from upstream natural watersheds. Grading should be limited to protect trees and other natural vegetation, unnecessary cuts and fills shall be avoided. Ravine areas should be left natural and undisturbed and under no circumstances filled with dirt or debris. Trees and other site amenities should be protected during construction with temporary fencing or barriers. Retaining walls shall be constructed or faced with stone, brick, or wood timbers, not concrete or block. Terraced banks and planted slopes should be utilized to minimize grade changes.

Architectural Character

The architectural objective at Terwilliger's Run is that buildings reflect design excellence and blend into, not intrude upon the landscape or natural environment. The desire is to encourage design which considers the total community and good planning; design, materials, colors, finishes, and total development planning should seek this objective. Various housing styles and architectural designs are encouraged.

Homes shall not be more than 2 1/2 stories in height, shall not have a garage for more than three cars, and shall not contain less than 2400 feet in size, unless otherwise approved by the Design Review Committee.

Exterior Material & Color

Roofing and siding material shall be compatible and shall blend into a common color tone. Roofing may be either asphalt, fiberglass, wood, slate, or tile. However, if asphalt or fiberglass shingles are used, roofing must be of a "dimensional" type and style. Redwood or cedar is highly recommended for contemporary exterior siding, although other wood types and "dryvit" type siding may also be accepted. Traditional plans, brick or stone with appropriate quality trim material is recommended. (Natural sand mold brick is preferred to manufactured sand mold and textured brick; color ranges must be subtle. Speckled or glazed effects are not permitted)

Aluminum and vinyl siding and cement asbestos boarding siding are not permitted. There shall be a limit of one field color and one trim color per structure unless specifically otherwise approved by the Design Review Committee. All four elevations of the structure shall be compatible in design, material, and content. The amount of exposed foundation shall be minimized. Excluding hardware, no reflect finishes or materials are permitted on the exterior of any structure.

Outbuildings & Storage

Outbuildings or free standing accessory structures such as pool houses, gazebos, and garages are permitted but must be approved by the Design Review Committee. The design and detail of the outbuilding must be consistent with the main structure and must be otherwise acceptable to the Design Review Committee in all respects. No open storage of any kind is permitted; all storage must be completed within an enclosed structure, which shall not preclude the acceptability of a three-sided enclosure abutting the rear of a house or garage for the purposes of storing trash containers.

Fencing

Chain link fences are not permitted, unless specifically approved by the Design Review Committee for safety purposes to enclose a swimming pool or tennis court. Fencing shall be limited to standard three-rail split rail fences, except that a wood stockade fence specifically approved by the Design Review Committee may be erected abutting the rear of house for the purpose of enclosing a storage area or around a side or rear yard patio area abutting a house for privacy purposes. Vinyl covered wire mesh may be installed on the inside of a split rail fence. Fencing may be painted, left to a natural wood finish, or stain may be applied, with Design Review Committee approval of the color. Use of any fencing must be approved by the Design Review Committee.

Landscaping

The natural landscape shall be preserved and maintained to the maximum extent possible. Landscaping improvements shall be completed prior to building occupancy. A minimum of \$2,000 will be the required expenditure for each dwelling. All landscape plans must be approved by the Design Review Committee.

Swimming Pools and Tennis Courts

No above ground swimming pools are allowed, in-ground pools are permitted. Tennis courts are permitted. In all cases, however, design of pools and/or tennis courts complete with fencing and landscaping must be approved by the Design Review Committee prior to installation.

Wiring

All wiring (electrical, telephone, CATV, etc.) shall be underground.

Antennae

Television and radio (including CB, shortwave, HAM, etc.) antennae, cable dishes, etc. are permitted only when installed in such a manner as not to be visible from the traveled roadway or neighboring property.

Exterior Lighting

Exterior spot lighting is permitted on lots or building sites only when installed in such a manner that the light source does not disturb neighboring property, except that each residence shall maintain and operate a coach light located in the vicinity of the intersection of the public right-of-way line in his or her driveway. If public street lighting is installed, the individual coach lighting requirement will be waived. Location of the light and design must be approved by the Design Review Committee. This light must contain a photocell for automatic operation in the evening. Exterior accent lighting is encouraged for beauty, safety and security.

Signage

Up to two signs will be permitted on each building site during the construction phase and prior to the original occupancy. This sign will serve to identify the builder, architect and/or marketing agent. All signs must be standard design and are subject to the approval of the Design Review Committee.

Roadways and Streets

All streets will be dedicated public streets serviced by the City of Montgomery, except for those streets which are private drives: Nathaniel's Hollow, Old Creek Trail, Canyon Ridge Lane and any other private drives which may be added. Residents with driveways using the private drives will share in the maintenance of the private drive as provided for in the deed covenants.

Mailboxes, Numerals & Letters

Builders shall select a design and submit it to the Design Review Committee for approval, as a part of or in conjunction with submission of site and building plans, which plans shall reflect the proposed location(s) for a mailbox, numerals, or letters. Identification numerals or letters shall not be permitted unless specifically approved as to style and location by the Design Review Committee.

Terwilliger's Run Green Areas Committee and Fund

To further develop Terwilliger's Run as a high quality residential community, the developer has installed and planted significant landscape areas within the development. These "green areas" include the large entrance island and sign, turnaround islands at the end of all cul-de-sacs, streetcorner pedestrian plazas with signage and landscaping and other miscellaneous areas as may be designated i.e., creek crossing areas. These areas which will benefit all Terwilliger's Run residents have been fully installed and planted by the developers.

"Terwilliger's Run Green Areas Fund" -- The purpose of this fund will be to serve as a repair and maintenance fund for preserving and maintaining the landscaping and signage installed by the developer, preserving and maintaining any areas designated by the developer as green areas or landscape areas, and preserving and maintaining the general upkeep and appearance of Terwilliger's Run at a level of quality commensurate with the wishes of the Terwilliger's Run residents.

Any areas of Terwilliger's Run designated as Green Areas, landscape areas or areas where scenic or conversation easements are granted to the City of Montgomery shall fall under the responsibility of the Terwilliger's Run Green Areas Committee and Fund for preservation and maintenance. This will apply to all existing property which is a part of Terwilliger's Run or any additional parcels of land which may be added to Terwilliger's Run.

The Terwilliger's Run Green Areas Committee and Green Areas Fund have been created on the premise that Terwilliger's Run residents will derive a superior level of quality in design and maintenance of these "green areas".

Contribution to this Green Areas Fund by each residence is required by deed covenant. The annual rate per residence is set at \$160 per year with payment due on Feb 1, from all homeowners of record on that date. Three Green Areas Fund shall be administered by a committee of seven volunteer residents, one of whom shall be elected to the position of chairman. This group will be known as the Terwilliger's Run Green Areas Committee.

The amount of contribution to the Green Areas Fund may be changed only by a 75% vote of all Terwilliger's Run homeowners who attend a meeting called for the purpose of raising the annual homeowners dues.

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The Terwilliger's Run Green Areas Committee will also take over all responsibilities of the Terwilliger's Run Design Review Committee after the developer's role has been completed. The Green Areas Committee will have ongoing responsibilities for administering and fulfilling the goals of the Design Review Committee and enforcing the design criteria on behalf of all Terwilliger's Run residents.

Modifications to Design Review Criteria

The TRGAF retains the right to alter, modify or change these Design Review Criteria or to make appropriate modifications to the process at any time.



Terwilliger's Run

Design Review Checklist and Application

The Design Review Criteria has been established for the benefit of all Terwilliger's Run builders and homeowners. Please complete and submit with each plan to an active Terwilliger's Run Homeowners Board Member for approval by Design Review.

Lot: _____

Date Submitted: _____

Name: _____

Address: _____

Return Plans to:

- Submitted for: Preliminary Design Review
 Working Drawing Review

Builder: _____

Landscaper: _____

Architect/
Designer: _____

- Two sets of plans enclosed**
(One set of plans will be returned)
- Two plot plans enclosed**
(One plot plan will be returned)
- Landscape plan enclosed**
- Exterior material selections enclosed: i.e. roof, brick, siding, fence, trim**

Review Comments:

APPROVED

By: _____

NOT APPROVED

Date: _____