

ARC GUIDELINES

- When submitting a proposal to the ARC, the following issues should be considered and addressed by applicant:
 - How does the change affect neighbors view?
 - How will be color and material conform to the owners' home and the rest of the homes around it?
 - Does the change affect the solar access of anyone?
 - Does the siting conform with County setbacks?

Suitable structural style and design and material and colors:

- Siding on houses should be horizontal lap siding with a finished look similar to the existing homes.
- Roofing material should be metal roofing similar to roofing on existing homes.
- Roofing and re-roofing of outbuildings should be metal roofing of matching color to the house to which it belongs.
- Siding of outbuildings should be of a color matching the house to which it belongs.
- "Off-site" built homes shall not be moved onto any of the residential lots in Gilchrist Townsite.
- Style and design of the home should conform to the existing homes and is subject to ARC review and approval.

Fencing

- Back yard fences not to exceed 6 ft. in height. Not forward of rear corner of house closest to fence.
- Front yard fences not to exceed 4 ft. in height, not in street right-of-ways.
- Fence material: Wood or vinyl is recommended. "Cyclone" style permitted, most other wire fencing not allowed All fences are subject to approval of ARC.

Lighting

- Exterior lighting is subject to ARC approval. Indirect lighting is preferred. Must not be potentially offensive or obnoxious to other Homeowners.
- New construction, additions and any exterior alteration to the property shall be submitted for review by ARC. Concept plans and final plans are to be reviewed and a decision of approval or disapproval is to be rendered by the ARC. Plans should include a scale plot map of the parcel and all existing and planned structures, trees and proposed additions or alterations. Measurements from corners and property lines, as well as distance between structures should be noted. Property corners near said alterations or additions shall be flagged by owner prior to submitting application to the ARC.