

THORP FARMS ARCHITECTURAL/BUILDING CODE 2/15/2021

- GENERAL** ALL BUILDING PLANS ARE TO BE SUBMITTED TO THE THORP FARMS ARCHITECTURAL REVIEW COMMITTEE (TFARC)
THE DEVELOPER RETAINS THE RIGHT TO CHANGE THIS CODE AS NECESSARY FOR ANY REASON.
THIS CODE ALSO APPLIES TO RE-ROOFS, RE-PAINTS, ADDITIONS, REMODELING OR ANY OTHER OUTSIDE HOME IMPROVEMENT.
VARIANCES TO THE CODE MAY BE GRANTED BY THE TFARC ON THE BASIS OF ARCHITECTURAL MERIT. ANY VARIANCE GRANTED SHOULD BE CONSIDERED UNIQUE AND WILL NOT SET A PRECEDENCE FOR THE FUTURE.
ALL HOMES SHALL BE OF A FARMHOUSE STYLE.
THIS CODE DOES NOT REPLACE OR SUPERSEDE THE RECORDED COVENANTS BUT IS DESIGNED TO WORK WITH THEM.
- COLORS** COLORS ARE UNIQUELY IMPORTANT IN THORP FARMS, THEREFORE ALL EXTERIOR COLORS MUST BE APPROVED. ALL WHITE PAINT IS TO BE BRIGHT WHITE SUCH AS SHERWIN WILLIAMS EXTRA WHITE AND JAMES HARDI ARCTIC WHITE.
- ~~**FOUNDATIONS** SHALL BE MASONRY MATERIAL.~~
- WALLS** SIDING SHALL BE CEMENT FIBERBOARD SUCH AS JAMES HARDI BOARD WITH ACCENTS OF BATTEN, SHAKE, SCALLOPS, OR OTHER APPROVED SIDING.
NO VINYL SIDING IS PERMITTED
- SOFFIT** ALUMINUM, CEMENT FIBERBOARD, LP SMARTSIDE, APPROVED EQUAL, OR WOOD IF ROOF BRACKETS OR EXPOSED RAFTERS ARE USED.
MINIMUM OVERHANG 9"
- PORCHES** FRONT PORCHES MAY NOT BE SCREENED OR OTHERWISE ENCLOSED UNLESS APPROVED BY TFARC
MAY ONLY CONTAIN FURNITURE SUITABLE FOR OUTDOOR WEATHER AND IS TO BE KEPT NEAT AND ORDERLY
FURNITURE DESIGN AND COLOR MUST BE HARMONIOUS WITH THE HOME.
- DECKS** BACKYARD DECKS MUST BE STAINED AFTER A MAXIMUM OF ONE YEAR OF WEATHERING
- DECORATIVE TRIM** DECORATIVE TRIM MUST BE APPROVED BY TFARC.
- ROOFS** ROOFS MAY BE GABLED, HIPPED, SHED, BARN OR A COMBINATION OF THEM
MAIN BODY ROOF PITCH OF 8/12 IS MINIMUM ON A ONE-STORY HOME, AND A **6/12 ROOF PITCH IS MINIMUM ONLY ON 2-STORY HOMES**
PITCH MINIMUM OF 3/12 IS REDUCED FOR PORCH ROOFS.
GARAGE BUMP OUT ROOF PITCHES AND OTHER ROOF ACCENTS USED TO CREATE AND MAINTAIN MODER FARMHOUSE DESIGNS MAY BE REDUCED TO 4/12 MINIMUM OR AS APPROVED BY THE TFARC
GUTTERS TO BE BLACK, WHITE OR AS APPROVED
SHINGLES MUST BE DIMENSIONAL OR METAL.
COLOR AS APPROVED BY TFARC
- DOORS** EXTERIOR DOORS AND THEIR COLORS INCLUDING SCREEN DOORS ARE SUBJECT TO APPROVAL
- WINDOWS** MUST HAVE GRIDS ON FRONT
MUST BE BLACK OR BRONZE ON THE OUTSIDE
SHUTTER COLORS MUST BE APPROVED
- FENCES** ANY FENCE TO BE CONSTRUCTED ON A LOT MUST BE CONSTRUCTED IN ACCORDANCE WITH THE

PROVISIONS HEREOF AND MUST BE APPROVED BY TFARC PRIOR TO THE INSTALLATION OF ANY FENCE. THE APPROVAL PROCESS CAN TAKE A MINIMUM OF 30 DAYS AND MUST BE REQUESTED WITH THE FENCE MATERIALS CALLED OUT ON A SURVEY OR PLOT PLAN, TO BE COMPLETED BY A PROFESSIONAL FENCE INSTALLER.

THE TFARC WILL NOT APPROVE ANY FENCE UNLESS IT COMPLIES WITH THE FOLLOWING REQUIREMENTS: THE FENCE IS LOCATED IN THE REAR YARD OF THE LOT (THE FENCE SHALL ADJOIN THE REAR SIDE OF THE DWELLING UNIT, NO CLOSER THAN ½ OF THE LENGTH OF THE BUILDING SIDE); THERE SHALL BE NO FENCES CONSTRUCTED IN THE FRONT YARD OF ANY LOT AND SHALL BE CONSTRUCTED IN THE FOLLOWING SIZES AND MATERIALS DEPENDING ON THE LOCATION OF THE LOT:

LOTS 1-12: FENCES MAY NOT EXCEED 6 FEET IN HEIGHT AND MAY BE CONSTRUCTED OF BLACK OR WHITE WROUGHT IRON OR ALUMINUM TUBING, OR WHITE VINYL PRIVACY STYLE. CHAIN-LINK OR WOOD FENCES OF ANY HEIGHT OR STYLE WILL NOT BE APPROVED.

LOTS 13-25: FENCES MAY NOT EXCEED 4 FEET IN HEIGHT (UNLESS ENCLOSING A POOL AND THEN 6' MAXIMUM) AND MUST BE CONSTRUCTED OF BLACK OR WHITE WROUGHT IRON OR ALUMINUM TUBING. ANY APPROVED POOL ENCLOSURE FENCING MUST NOT BLOCK THE GENERAL POND VIEW OF NEIGHBORING HOMES AND SHALL BE APPROVED AT THE DISCRETION OF THE TFARC.
FENCES CAN NOT BE CLOSER THAN 10' TO THE REAR DRAINAGE SWALE OR BLOCK THE FLOW OF A DRAINAGE WAY, WHERE APPLICABLE.
FENCE STRUCTURAL ELEMENTS MUST BE ON THE INSIDE OF THE FENCE.
VARIANCES WILL BE CONSIDERED FOR FENCES THAT ENCLOSE POOLS OR THAT ARE USED FOR SCREENING.

YARDS YARD DECORATIONS EXEPT SEASONAL DECORATIONS SUCH AS AT CHRISTMAS, EASTER, SHALL BE APPROVED BY THE TFARC. YARDS SHOULD BE KEPT WELL MAINTAINED AND TREATED FOR WEEDS.

GARAGES 2 OR 3 CAR ATTACHED PLUS ONLY ONE ADDITIONAL DETACHED GARAGE WHICH MUST MEET OUTBUILDING CODE BELOW
GARAGES MAY BE ATTACHED BY BREEZEWAYS

OUTBUILDINGS MUST BE APPROVED AND ARE ENCOURAGED BUT LIMITED TO TWO IF ONE IS A DETACHED GARAGE AND ONE IS A TOOL OR GARDEN SHED.
DETACHED GARAGES ARE CONSIDERED OUTBUILDINGS
MUST MEET SAME CODE AS HOUSES EXCEPT FOUNDATIONS, PORCHES, AND SOFFITS
FOUNDATIONS IF NOT MASONRY ARE REQUIRED TO HAVE SKIRTING OF WHITE VINYL LATTICE.
SHOULD HAVE SOME ROOF OVERHANG.
ROOFING AND SIDING COLORS MUST BE IDENTICAL TO THE PRIMARY STRUCTURE
MAXIMUM SIZE 720 SQ. FT. - MAXIMUM HEIGHT 9' AT TOP PLATE
MAXIMUM WIDTH ON ANY SIDE 30'
RAFTERS TAILS MAY BE EXPOSED IF PAINTED WHITE
MAX WIDTH OF DOORS IS 9'
VARIANCES WILL BE CONSIDERED ON ARCHITECTURAL MERIT, PLACEMENT AND USE.

MAILBOXES MUST CONFORM TO THE STANDARDS SET BY TFARC WHEN REPAINTED OR REPAIRED OR REPLACED.

SIDEWALKS A PUBLIC SIDEWALK MUST BE INSTALLED ALONG THE FRONTAGE OF THE LOT, ONE FOOT FROM THE PROPERTY LINE ON THE STREET R/W. SIDEWALK IS TO BE 4' WIDE, SLOPED 1/4" PER FOOT, AND BE 4000 PSI. CONCRETE. SIDEWALK IS TO CONTINUE THROUGH THE DRIVEWAY. COUNTY PERMIT SHALL BE OBTAINED AND COUNTY SPECIFICATIONS SUPERSEDE THIS CODE.