

**Design Guidelines**  
**Version 4**  
Architectural Review Committee  
Barrington Heights Association of Homeowners



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## Change History

Date	Author	Change
11/15/2007	D. Kohlert	Initial Version 1
06/08/2011	B. Arms	Version 2
8/9/2012	D. Meyer	Version 3
10/10/2012	D. Meyer	Version 4

## **1.0 Introduction**

The purpose of this document is to communicate the Design Guidelines, which have been adopted by the Architectural Review Committee (ARC). Some of these Design Guidelines authorize the use of certain building materials, in addition to those described in the CC&R's, where the CC&R's require that building materials be authorized by Design Guidelines. Other Design Guidelines communicate policy decisions by the ARC concerning which materials will be or will not be allowed.

These guidelines **do not** permit homeowners to make changes to their property without approval by the ARC on a project by project basis. The ARC retains the full authority granted to it by the CC&Rs to approve or disapprove individual projects. Not all guidelines are applicable to all phases of Barrington Heights because some phases have CC&R provisions which over-ride certain of the guidelines. These guidelines are meant to let homeowners know the current policies established by the ARC regarding building and landscape materials, for those issues that frequently arise.

Each application is reviewed on an individual basis before the project is scheduled to begin.

## **2.0 Guidelines for Dwelling Unit Construction, Remodeling and Exterior Additions/Modifications**

This section defines new building materials that may be used in addition to those allowed by the CC&Rs of each phase of Barrington Heights (CC&R's permitting).

### **2.1 Permitted *Building Materials***

#### **2.1.1 Siding**

In addition to the materials specified by the CC&Rs, cultured stone may also be used. To use cultured stone, a physical sample must be supplied to the Architectural Committee for approval.

#### **2.1.2 Roofing**

In addition to the roofing materials specified by the CC&Rs, 480 Presidential TL or comparable 480 lbs composite roof may be used with Architectural Committee approval. Colors must be similar to the following Presidential TL colors: Aged Bark, Platinum, Autumn Blend, Shadow Gray, Bark Brown, Charcoal Black, Weathered Wood, and Country Gray. (nb: Verify particular Phase allows composite roofing.)

#### **2.1.3 Windows**

In addition to the window materials specified by the CC&Rs, Vinyl clad or comparable windows may also be used with Architectural Committee approval.

## 2.2 Permitted Landscape Materials

### 2.2.1 Planting Strips

Planting strips are those areas between the sidewalks and the adjacent street. Grass is the only planting material that is allowed in the planting strips without ARC approval. In planting strips which have obstructions, such as large tree roots, or where grass is not practical (in the opinion of the ARC), Vinca Minor (aka Periwinkle) with blue or purple flowers may be used **with ARC approval**. Fine bark mulch may also be used within four (4) feet of street trees. Homeowners who have portions of the planting strips where grass is not practical due to utility boxes, mailboxes, street signs, very small size, etc., may request a variance from the ARC to use another ground cover (mulch, Vinca Minor, etc.) provided the areas in question are less than 20 sq. ft. per lot. Other solid/contiguous ground cover may be approved by the ARC.