

**RESIDENTIAL
DESIGN GUIDELINES
FOR
BENT TREE OF ROGERS**

**DATE:
October 17, 2000**

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INTRODUCTION

These Residential Design Guidelines have been approved by The Residential Architectural Review Committee (RARC) and shall be applicable to all Lots in Bent Tree of Rogers. The RARC may publish additions or revisions from time to time. Conformance to these guidelines will be a major consideration by the RARC as it reviews each plan submitted for approval. In accordance with Article VIII, Section 8.2 of the recorded Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens on and for the Bent Tree of Rogers Addition (DCR's), no improvements shall be erected, placed, or altered on any Lot until all plans and specifications have been submitted to and approved in writing by the RARC. Terms as defined in the DCR's are used in these Residential Design Guidelines.

1. PLAN SUBMITTAL: Prior to the erection, construction or alteration of any building, structure, fence, wall or improvement of any kind or nature on any Lot, all plans and specifications must be submitted and approved in writing by the RARC. The Plans shall include but are not limited to:

- (a) A site plan showing the “footprint” of the Structure, location of all existing trees with a six inch caliper or greater and proposed improvements, including but not limited to, Structures, patios, sidewalks, walkways, swimming pools, driveways, parking areas and structures, fences and walls.
- (b) Exterior elevations of all proposed Structures.
- (c) A description and samples of exterior materials, colors, textures and shapes of all Structures.
- (d) Landscape plans, which shall include sidewalks, walkways, fences, walls, details, elevations changes, irrigation and watering systems, trees, vegetation and ground cover (indicating size, spacing and quality). No trees may be removed from any Lot without the prior written approval of the RARC, except any trees lying within the building footprint.
- (e) The location of air conditioning compressors and pool equipment, which shall be in the side or rear yard.
- (f) Exterior illumination and location.
- (g) Dimensional floor plan of all enclosed spaces and any garages or packing facilities.
- (h) A drainage plan that complies with the Master Grading Plan.
- (i) An erosion control plan.
- (j) Such other matters as may be required by the Zoning Ordinance, the Existing Restrictions and building codes of the City.
- (k) Any other data or information requested or deemed necessary by the RARC.

2. BUILDING SETBACK REQUIREMENTS: Front yard, rear yard and side yard setbacks shall conform to the requirements established by the Zoning Ordinance and as approved by the RARC. Those requirements are:

Front Yard:	25 feet
Rear Yard:	20 feet
Side Yard:	7.5 foot building separation (interior Lots)
	20 foot building separation (exterior Lots)

3. **MINIMUM FLOOR SPACE:** 2,400 square feet of air-conditioned and heated floor area, exclusive of porches, breezeways and garages.
4. **NUMBER OF STORIES:** Maximum of 2 stories.
5. **EXTERIOR SURFACES:** 80% masonry (brick, stone or stucco) façade except for openings, trim, eaves, cantilevered areas, or wood-supported sections. The exterior portions of each chimney or fireplace will be 100% masonry or brick construction.
6. **EXTERIOR MATERIAL:** All brick, stone, stucco, glass or other material colors and blends must be approved by the RARC.
7. **ROOF MATERIAL AND ROOF PITCH:** Roof material shall be composition (25 year architectural) slate, tile, standing seam metal, concrete tile, “hardishake” or an equivalent or other as approved by the RARC. No wood will be allowed as an exterior roofing material. Minimum 8/12 roof pitch.
8. **WINDOW LOCATIONS:** All window locations will be approved by the RARC.
9. **FRONT WALKS AND DRIVEWAYS:** Sidewalks and driveways will be installed as required by the Zoning Ordinance. Finishes other than broom-finished concrete shall be approved by the RARC.
10. **GARAGES:** Minimum two-car with automatic opener. Garage doors shall be a minimum of 8 feet in height.
11. **MAILBOXES:** Mailboxes will be supplied by the Developer at the Developer’s expense and will be located in pairs unless approved otherwise by the RARC. Mailboxes shall all be of the type and style already selected by the developer and approved by the RARC.
12. **ADDRESS PLAQUE:** There shall be an address plaque located on the front of each home, in the form approved by the RARC, which shall be uniform throughout the Subdivision.
13. **EXTERIOR LIGHTING:** All exterior lighting must be approved by the RARC.
14. **FENCES:**
 - (a) Front yard: There shall be no fencing located in the front of any lot or around the front yard, unless specifically approved by the RARC.
 - (b) Side and rear yards: All fencing located around the side and rear yards must be pre-approved by the RARC, and shall be a minimum of 6 foot treated pine of architectural wood design. Any fences facing streets must have shrubbery covering at least two-thirds of the fences exterior surface visible to said street.

- (c) There shall be no wire, hog wire, barbed wire, chain link or other similar materials used for any fencing. All fences shall be maintained in an attractive manner.

15. LANDSCAPING AND SPRINKLER SYSTEM: The required landscaping features are considered minimum requirements and shall be installed prior to occupancy:

- (a) Solid grass sodding of the entire lawn area unless otherwise approved by the RARC.
- (b) An appropriate automatic water sprinkler system shall be installed for all lawn and planted areas.