

HICKORY VALLEY
BUILDING STANDARDS

I. Minimum square footage in living area.

- A. One level -- 1,700
- B. Two level -- 1,500 1st floor, 2,000 total
- C. Three level -- 1,500 1st floor, 2,000 total 1st and 2nd floor; plus basement

II. Exterior

- A. To develop a truly distinctive community, the Architectural Control Committee will encourage a variety of home designs, which will be approved on a case by case basis, with consideration given to design, exterior appearance, the use of appropriate materials, attention to detail, and commitment to quality.
- B. In keeping with Stenger Communities' standards, it is expected that most homes will be a masonry product; including brick, stone, stucco, concrete siding (i.e. Hardi-Board/Shake/Plank) and/or a combination of these or similar products. Other products that might be considered for areas such as accent areas, cantilevered areas, bay windows, dormers, window boxes, areas above the garage door, and gable ends, are LP Smart Siding, Redwood, or limited Painted Cedar trim.
- C. Exterior materials Not Approved are:
 - 1. Vinyl siding (lap or batten board)
 - 2. Masonite board
 - 2. Sawn cedar board or siding
- D. The finished floor and garage floor elevation of the main floor must be higher than the curb elevation.

III. Roof Materials.

- A. Cedar shake, slate, concrete tile, or composition roof (asphalt or fiber-glass).

As to Composition Roofs:

- 1. Shingles shall be of a laminated architecture design.
 - 2. Shingles shall carry a minimum of 30 year manufacturer's warranty.
 - 3. 3-tab shingles are not approved.
- B. Roof Pitch shall be 6/12 or greater.

IV. Additional exterior requirements

- A. Windows in the front of the home on the main level are to be a minimum of 5' in height. Windows may be casement or single hung design and need to be of good quality wood-clad, PVC, or vinyl construction.
- B. Driveways - concrete.
- C. Mailbox and House Number - per standard design furnished with approval letter, or other design submitted by owner.
- D. Fences - 48" in height, Board on Board "shadow-box" (finished on both sides), treated pine or #1 cedar 6" or 8" pickets. Placement of fence must be approved.
- E. On the rear lot lines adjoining Hwy.YY (Division) a 6' privacy fence is allowed, but must then transition back down to the 48" shadow-box fence along the side property lines.
- F. Landscaping - front yard and side yards to be sod; appropriate shrubbery and two (2) one inch caliper (8' - 10') trees in the front yard or one (1) two inch caliper (15'+) tree in the front yard. (Landscaping to be completed upon substantial completion of the house). See any additional requirements (Article 8 Section 9).

V. Storage buildings or utility buildings are not permitted.

VI. Separate Building Standards will be published for the future gated estate lots on the western Portion of Hickory Valley.

The purpose of these building standards is to assure a harmonious blend of style and quality throughout the subdivision. It is the desire of the Architectural Control Committee for Hickory Valley to be one of the City's finest subdivisions now and for many years to come.

If you have further questions, contact Stu Stenger 889-4300 or Ed Alden 889-4300.

May 12, 2016