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## **Architectural Guidelines for Housing The Glens of Willow River Richmond Township, St. Croix County, Wisconsin**

**Amended January 2010**

### **Statements of Purpose and Use:**

It is the goal of the Willow River Home Owners Association Board of Directors to create a neighborhood with homes and streetscapes visually appealing and reflecting a high sense of quality. The Architectural Control Committee (ACC) will use these Architectural Guidelines (Guidelines) in conjunction with terms and conditions of The Declaration of Covenants for The Glens of Willow River as the primary criteria for review of the plans for proposed houses and improvements in the community.

These Guidelines may be revised from time to time, subject to the approval of the Developer until such time as Developer no longer owns any lots in The Glens of Willow River; thereafter subject to the approval of the Board of Directors of The Glens of Willow River Homeowners Association.

### **Review of Plans and Specification**

At least 14 days prior to submitting a building permit to the Township, the Owner of the Lot shall submit to the Committee one complete set of plans and specifications (including, without limitation, full site plans, grading and drainage plans, certified survey, building elevations, roof pitches, exterior colors and materials). Within 14 days after receipt of plans and specifications, the ACC shall approve or disapprove them in writing. The ACC's approval of plans and specifications shall not constitute any representation, warranty or assurance that they comply with applicable municipal codes and ordinances. The ACC may disapprove plans and specifications only for one or more of the following reasons:

1. Non-compliance with the Declaration of Covenants, municipal, or county ordinances or other governmental regulations;
2. Non-compliance with the Architectural Guidelines as may be modified from time to time.
3. Failure of the proposed work to be compatible with the Lot, in terms of topography, soils and existing vegetation;
4. Failure of the proposed work to be of the same standard (as determined by the Committee in its sole discretion) as other houses or other structures (as the case may be) built in the Community, in terms of style, general appearance, general size, height and width, and extent to which views are obstructed. Developer reserves the right, however, to establish different standards for houses and other structures in portions of the Future Development Area that are added to the Community); and/or

5. Failure of the plans and specifications to show all information necessary in the opinion of the Committee, to evaluate the foregoing characteristics.

The ACC's determinations concerning the plans and specifications shall be conclusive. If the ACC disapproves the plans and specifications, it shall endeavor to state in writing the reason(s) for such disapproval and the deficiencies which must be cured to obtain approval. The ACC shall retain, for a period of three (3) years, all plans and specifications submitted to it and a record of all actions taken with regard to them. The ACC's approval shall not be considered to be a certification that the plans and/or specifications are correct, or that the proposed work is safe or conforms to applicable law.

No building permit shall be submitted to St. Croix County or the Township without first obtaining the approval of the ACC and the application signed by a representative the ACC.

### **Single Family Detached Homes**

1. **HOUSE FACADES.** House facades facing the street shall have an overall effect that is more predominant than that of the garage front façade. Although no architectural style is required, it is the intent of these Guidelines to mandate that each home façade contain appropriate detailing consistent with its style to provide significant interest in the façade when viewed from the street. It is imperative that houses located on home sites backing onto open public spaces or other highly visible rear orientations shall have rear and side facades incorporating the style, materials, and detail used on the front façade to maximize architectural interest and treat the home as a geometric object rather than a series of unrelated facades.
2. **ROOF PITCHES.** Except where architectural theme dictates otherwise (such as Prairie Style or Craftsman), the minimum roof pitch of the structures primary roof shall be 8:12. Also, the front to back pitch may be 6:12 if the depth of the house is such that the roof would dominate the house. In such instance the street facing gables shall be a minimum of 8:12.
3. **DECKS.** Special attention should be given to the architectural style of the decks themselves. Deck posts shall be at a minimum of 6" x 6" in size. More importantly the deck posts, railing, skirting and newels must be stained. It is recommended that the stain color match the body or the trim color of the home. The color of the deck posts and railing components if not the same as the home or trim should complement those colors used for the home itself. Metal newels may be used if they contribute to and increase the architectural interest of the house.

The deck design will provide a pleasing contribution to the rear elevation of the home rather than an appendage of different materials and style from that expressed by the materials and detailing of the home itself.

4. **DETAIL ITEMS.** Front Porch supports shall be at least 6” by 6” in cross section. Front windows on the visible facades should be trimmed out with materials of substance to avoid a weak “punched out” look and to add interest to the home exterior. Light fixtures shall be of a design consistent with the house style and of size consistent with the mass of the house.
5. **EXTERIOR MATERIALS**
  - a. **SIDING.** Superior grades of maintenance-free vinyl, aluminum and steel siding is permitted on all facades of the house. Maintenance-free soffits and fascias are also permitted.
  - b. **BRICK AND STONE.** Except on homes where a distinct architectural style would lend the use of brick or stone out of character, all homes shall have brick or stone on some portion of their street façade. The placement of brick and stone should act as an architectural element and not to simply provide a “pasted-on décor” appearance. Brick must “wrap” house corners by at least 16 inches.
  - c. **ROOFING.** Upgraded asphalt architectural composition shingles, Horizon or greater, fiberglass and cedar shake roofs are permitted. However, lighter color shades of asphalt and fiberglass shingles such as silver and off-white are prohibited. The use of identical colored shingles on adjacent structures is discouraged, but permitted if the colors and styles of the body of the houses are distinctly different.

Note: the ARC prior to installation must approve all colors and materials of siding and roofing.
6. **GARAGE DOORS/GARAGES.** Garage doors shall conform to the architectural style of the home. The use of flush panel doors is prohibited unless part of an architectural theme. All garages shall have a minimum of two stalls.
7. **LANDSCAPE.** A landscape plan is not required as a part of the house plan submittal to ACC. A landscape plan shall be submitted for ACC approval prior to the owner occupying the house. Ground cover shall be established throughout the entire yard and front boulevard of the home site within 90 days of completion of construction provided it falls within the normal growing season. The ACC will consider the use of alternative ground covers to sod or grass.

If applicable, the Landscape plans must be consistent with and meet the requirements of the Conservation Easement Declaration including the installation and maintenance of rain gardens on lots abutting the Conservation Easement.

8. **FENCES.** Fences are permitted in certain locations with the prior approval of the ACC. Typically the area enclosed by the fence shall not exceed 4,000 square feet nor extend beyond the front of the house. A fenced area in excess 4,000 square feet may be allowed based on location and visibility from the road. Black ornamental wrought iron “type” or black, brown or green vinyl coated chain link fencing is recommended. Cedar or redwood fencing will be considered but are discouraged. Wrought iron and wood fencing shall not exceed 6’ feet in height, and vinyl coated chain link fencing shall not exceed 4’ feet in height.. All fence installation must meet any requirements of Richmond Township and The Glens of Willow River Declaration of Covenants. Landscaping may be required to screen vinyl coated chain link fence from the streets or neighboring property.

Dog runs may be permitted with written ACC approval may be constructed using vinyl coated (black or green) chain link fence not taller than 6’. The dog kennel may be no larger than 6’ X 15’ and be located immediately adjacent to the homeowners building. It is recommended that dog kennel fencing be constructed of similar material as the home itself and be constructed in such a manner as to give the appearance that it is an extension of the home itself. In the event vinyl coated chain link dog run fencing is used, homeowners shall be required to install perimeter landscaping to screen the kennel. Plant materials must be placed a maximum of 3’ on center along the perimeter of the kennel and must at maturity, grow to a minimum height of 4’. Dog runs must be placed in locations, which minimize impact on neighboring structures.

9. **PLAY STRUCTURES/ACCESSORY BUILDINGS.** Backyard play structures are allowed in certain locations with the prior approval of the ACC.

One free standing accessory or detached storage building is allowed on each lot. Accessory building may be used for the storage of motorized and non-motorized vehicles. Accessory storage must meet the following standards:

- a. Maximum size – 900 square feet.
- b. Maximum side walls – 12 feet.
- c. Exterior Materials – Same materials and color as principal structure
- d. Roof Pitch – Minimum 8/12 or consistent with principal structure
- e. Garage Doors – Maximum 3 stalls – raised panels.
- f. May not be located in front of the principal structure or on the side of the principal structure if it protrudes in front of the principal structure.

10. **MAILBOXES.** Mailboxes shall be provided by the Builder and shall conform to the standard design for The Glens of Willow River community.