

# MOONLIGHT RANCH ARCHITECTURAL REVIEW COMMITTEE

## DESIGN STANDARDS

Updated on October 4, 2021

The intent of the Design Standards is to establish a high level of aesthetics and quality to the visual elements within the neighborhood. These Standards help Moonlight Ranch Homes Association to maintain and even increase property values.

The Architectural Review Committee (ARC) is comprised of one or more of the Board of Directors (BOD) along with resident representatives who volunteer their time to help implement the Design Standards through a review process. Although the ARC evaluates each request for building standards and other home improvements and repairs individually, lot owners who follow these standards will have the highest probability of approval.

1. Notwithstanding compliance with the provisions of the Declaration of Restrictions as stated in Vol. 1454, page 160 – 169 and the above criteria, no residence or exterior structure may be erected upon or moved onto any lot, without the submission of a complete Construction Application & Agreement and submission of Compliance Deposit or without prior written approval of the BOD.
2. Minimum Floor Area: No residence shall be constructed upon any Lot unless it has a total finished floor area, excluding finished attics, basements or garages, of at least:
  - a. **3000 square feet** above grade for single story, story and a half and two stories;
  - b. **3500 square feet** for a reverse story and half.
3. Exterior walls of all residences and all appurtenances thereto shall be of stucco, stucco board, brick, stone, smart siding, James Hardie board or equivalent thereto approved by the ARC.
4. Roof material must meet a 50-year lifetime warranty and be in conformity with existing residents.
5. All driveways shall be **concrete**, patterned concrete, interlocking pavers, brick or other permanent stone finishes. Not allowed is gravel, asphalt or natural stone. No driveway shall be constructed, maintained, altered or permitted to exist on any lot if the driveway obstructs or impedes the flow of surface drainage in the area adjacent to the lot or in the street right of way or swale area adjoin or abutting to the lot.
6. All residences shall have at least a **three (3) car garage**. Recommend side entry but will allow up to a maximum of three front entry, no four front facing garages, but good with a combination of front and side if meets minimum three total. No carports are permitted. Garages are not to face any access road and should be placed on the side or behind the home.

7. Fencing: Prior to erecting a fence on any building plot, submission of plans for approval to the Board is required. Chain link, barbed wire and wood fencing are prohibited.
8. Swimming Pools: Any swimming pool to be constructed on any lot shall be subject to the requirements of Moonlight Ranch subdivision. Plans must be submitted and approved by the Board. The addition will require submission of a Construction Application & Agreement and will required a non-refundable Compliance fee of \$1000. Pool requirements include, but are not limited to the following:
  - (1) Swimming pool location and configuration must appear on the site plan.
  - (2) Composition to be of material accepted by the pool construction industry.
  - (3) Any lighting of a pool or other recreational area shall be designed so as to buffer the surrounding residences from the lighting.
  - (4) Above ground pools are prohibited.
9. Construction of the residential building **shall commence within two (2) years of the purchase of the lot and must be completed within one (1) year of the start of construction** or a lien equal to twice the current HOA annual assessment fee will be placed upon the property at the owner's expense and filed each year the building is not completed with 10% interest applied.
10. Adjacent lots **may not be combined**, and both lots shall be held to a building timeframe. HOA annual lot assessment fees will apply to each lot. Those HOA members with adjacent lots before October 2021, will not be required to build on both lots, however, this grandfather exemption clause is not transferable.
11. After completion of residence and an occupancy permit submitted, all disturbed soil shall be seeded or covered with sod within three (3) months of appropriate weather.
12. Any "shed" added to the residence on a property is limited to **200 sqft in size**. The "shed" must be portable upon delivery. It must match in color, siding, shingle and trim per the Design Standards herein and needs to be bbehind the house, out of sight-lines from the front, and in not obstructing any views of neighboring properties. Plans for a "shed" must be submitted to the Board for final approval.
13. Any detached "addition" to the property is limited in size to 1/4 that of the total residence above grade finished square footage. For a 3000 sqft home, the maximum detached "addition" would be **limited to 750 sqft**. The "addition" must match in color, siding, shingle and trim per the Design Standards herein. Placement of the addition will be to the back of the property and limited by current County regulations and setbacks. It will not impede site lines within the development. The addition will require submission of a Construction Application & Agreement and will required a **non-refundable Compliance fee of \$1000**. Plans for an "addition" must be submitted to the Board for final approval.