

# **KINGS MILL**

## Builder Guidelines

### 1. Proposed Square Footage Requirements:

#### **Section 1:**

**50' Lots:** 1,500 square feet (minimum) – 3,000 square feet (maximum)

**60' Lots:** 1,800 square feet (minimum) – 3,500 square feet (maximum)

#### **Sections 2 – 12:**

**50' Lots:** 1,300 square feet (minimum) – 3,600 square feet (maximum)

**60' Lots:** 2,000 square feet (minimum) – no maximum

#### **Model Lots:**

As designated by Declarant.

### 2. Front & Side Yard Requirements: Fully sod front yards from the street curb line to the beginning of the rear yard or side yard fence and side yards (on corner lots) with St. Augustine grass. In the event there is any natural vegetation preserved in the front or side portion of the lot, only areas that have been cleared or disturbed shall be required to be sodded. Utility transformers and pedestals must be screened from view along the front street with an evergreen vegetative hedge (wax myrtle or other approved shrub). The minimum tree requirements for lots are as follows:

- a) **50' Lots (corner lot)** – two (2) 30-gallon live oak trees, or other approved hardwood, with a minimum caliper of 3 inches measured at a point 3 feet above ground. Minimum tree height is 10 feet. No palms. One tree shall be planted in the side yard area. For side lot conditions where the back yard fence is constructed to the front building line, the one side yard tree shall be uniformly placed in the remaining open space available from the combined front and side yards.
- b) **60' Lots (corner lot)** – three (3) 30-gallon live oak trees, or other approved hardwood, with a minimum caliper of 3 inches measured at a point 3 feet above ground. Minimum tree height is 10 feet. No palms. One tree shall be planted in the side yard area. For side lot conditions where the back yard fence is constructed to the front building line, the one side yard tree shall be uniformly placed in the remaining open space available from the combined front and side yards.
- c) **50' Lots (interior, non-corner lot)** – one (1) 30-gallon live oak tree, or other approved hardwood, with a minimum caliper of 3 inches measured at a point 3 feet above ground. Minimum tree height is 10 feet. No palms.
- d) **60' Lots (interior, non-corner lot)** – two (2) 30-gallon live oak tree, or other approved hardwood, with a minimum caliper of 3 inches measured at a point 3 feet above ground. Minimum tree height is 10 feet. No palms.

Builder will receive a credit against the tree requirement for any existing trees that are a caliper of four (4) inches or greater as measured at a point on the tree 3 feet above natural ground that are preserved in the front portion of the lot or side portion for corner lots.

3. **Rear Yard – Lake Lots:** All lots having metal fencing with a lake view must be fully sodded with St. Augustine grass. In the event there is any natural vegetation preserved in the rear portion of the lot, only areas that have been cleared or disturbed shall be required to be sodded. One (1) 30-gallon live oak tree, or other approved hardwood, with a minimum caliper of 3 inches measured at a point 3 feet above ground must be installed or preserved. Minimum tree height is 10 feet. No palms.
4. **Tree and Vegetation Preservation:** Any existing vegetation (understory, mid-growth and canopy) is to be integrated into final landscape treatment. Clearing of any existing vegetation by Builder shall be restricted to those areas within 5 feet of the slab and as required for proper drainage and required flatwork. Snow fencing is to be installed immediately after clearing to protect remaining vegetation. Builder shall receive a credit against the requirements in Article 2 above, for natural trees which are preserved and meet the minimum caliper requirements.

5. **Plant Selection and Bed Materials:**

**For 50' Lots:**

- a) Five (5) 5-gallon plants;
- b) Ten (10) 1-gallon plants

**For 60' Lots:**

- a) Ten (10) 5-gallon plants
- b) Ten (10) 1-gallon plants
- c) Two (2) 7-gallon plants

Any gallon selection falling between 1- and 5-gallon or between 5- and 10-gallon shall be considered to count toward these specifications as the lower of the two sizes which it falls between. For example a 7-gallon plant will count as a 5-gallon toward meeting (5a) above.

6. **Bed Preparation, Edging, and Mulching:** Standards of first class practice for the industry are to be met. No building brick shall be used for any landscaped edging. Drainage patterns of lots may not be altered. On each corner lot, Builder must install plants along the front 25% of the visible side of the house unless the rear yard or side yard fence extends to the front of the house.
7. **Exterior Siding Material:** A minimum of 51% of the exterior wall area, below a point 8 feet above the foundation of the residence on each lot, exclusive of doors and windows, shall be brick veneer, stone veneer, or other masonry-type construction. A minimum of 75% of the exterior wall area of the front side of the residence must be brick or masonry. All houses on the lake with metal fencing in the backyard shall have 100% brick or masonry on the rear elevation below a point 8 feet above the foundation. For purposes hereof, the product known as “Hardi-plank” (cement-based board) and similar products shall not be considered to be masonry. All **siding** must be cement-based board or similar product. **No hardboard, vinyl, or metal**

**siding** is allowed. The siding cannot be more than one (1) board in width, which width shall not exceed twelve (12) inches.

The ARC will consider homes with the Transitional Architectural style which adds a modern approach to the traditional style of homes that are built within the region (which is not a pure form modern architecture). Transitional homes designed with modern windows on front elevations, smooth corners, modern material selections, monochromatic color schemes of earth tones, greens, blues, greys, whites etc.) may be approved with lower percentages of masonry ( less than 75% on front elevations and 51% on the other elevations of a home) and higher percentages of stucco, siding and modern materials than traditional designs due to the design constraints related to achieving the appropriate architectural design for a Transitional architecture. The ARC strongly encourages Transitional elevations to include ( when appropriate) metal accents, modern style doors, clean lines, and other Transitional style accents which are consistent with Transitional architectural style and which add character, depth and dimension to the visible elevations of the home.

8. **Conformance:** All improvements must conform to the rules as set forth by the Architectural Review Committee (“ARC”) and contained in the Covenants, Conditions and Restrictions (“Deed Restrictions”).
9. **Typical Yard Fences:** To be constructed by Builder. Fences shall be six (6) feet in height and constructed in the “good neighbor” style except where the fence faces public streets or public areas. In those cases, **fences shall be constructed so that the horizontal and vertical structural supports are not visible from any public streets or public areas** (including the Kings Mill Homeowners Association (“KMHOA”) common areas, drainage and storm sewer easements, and detention areas). All picket widths shall be six (6) inches of cedar material or better and be consistent throughout the subdivision. All post and rails shall be typical treated pine. All fences shall fully enclose the rear yard and be extended at least to the rear of the residence to enclose the yard.
10. **Special Fences:**
  - a) **Metal Picket Fence** – All lots backing up to the amenity/detention pond shall have metal picket fencing of a standard design as shown in the Special Fence Type Details section of these Guidelines. This fencing is required to promote a feeling of spaciousness for the lots and the open space. Rear lot lines are required to be fenced with a 48-inch high metal picket fence and side lot lines are required to step down from 72-inch high to 48-inch using the illustrated design. This fencing is to be placed on the rear lot line and return no less than twenty-four (24) feet down side lot lines. These lots may have direct access to the open space via gates in the fence. Gates may be installed at the option of Builder or lot owner as approved by the Architectural Review Committee. Double gates are prohibited. Scroll work or ornate latches are not acceptable.

The back yards of these lots must be treated in the same way as the fronts of the lots. The back yards will be in full view of residents and guests.

- b) **6' Wood Fence (Upgraded)** – Builder shall be responsible to build an upgraded wood fence with a cap rail and rot board (as shown in the Special Fence Type Details section of these Guidelines) along the south side of Kings Mill Forest Lane. The Declarant shall only be responsible for the installation of the masonry columns included as part of the upgraded wood fence.
  - c) **Cement Fence** – Builder shall be responsible to build a cement fence with stone columns (as shown in the Special Fence Type Details section of these Guidelines). The Declarant shall only be responsible for the installation of the masonry columns included as part of the upgraded wood fence.
  - d) **7' Wood Fence** – Builder shall be responsible to build an upgraded wood fence with a cap rail and rot board (as shown in the Special Fence Type Details section of these Guidelines) along the Kings Mill property line.
11. **Roof Pitch, Roof Material:** Roofing shall be minimum 20-year warranty composition shingles on 50' Lots and 25-year warranty on 60' Lots. Color shall be Driftwood, Weathered Wood, or equivalent. The final color and type must be approved in advance by the ARC. Homes on 50' Lots shall have a roof pitch of 6 feet of vertical rise for each 12 feet of horizontal length. The roof pitch of each residence on 60' Lots shall have a minimum of 8 feet of vertical rise for each 12 feet of horizontal length as measured from eave to eave in a line parallel to the ground. Notwithstanding the foregoing, the ARC shall have the authority to approve roof pitches different from that contained in the preceding sentence for structures it deems to be ancillary to the main dwelling, including but not limited to, eaves, overhangs for patios, and similar structures.
12. **Lot Drainage:** Drainage must conform to the drainage plan approved by the local governmental authority having jurisdiction, as well as any KMHOA criteria and ARC guidelines. In general terms, Builder must ensure that all lots have positive drainage away from the house, and lots must drain to a drainage system provided for each lot. In many situations, the natural or man-made drainage patterns for an individual lot and the neighborhood as a whole may cause adjacent properties to commingle stormwater runoff in common drainage areas such as yard swales that are discharged into the utility easements and stormwater collection system. Beyond the natural drainage patterns, Builder may not significantly increase the amount of stormwater flowing onto a neighborhood lot nor may Builder block the normal flow from an adjacent easement or reserve.

Tree preservation may have an impact on lot drainage. To further preserve the natural forested environment, drainage must be designed to maintain the natural ground elevations and natural drainage patterns as much as possible.

Builders shall make every effort to direct the downspout to outfall directly onto the lawn. The lots should have enough grade for the water to flow towards the pavement without the need of a pipe. In the event a builder determines it is absolutely necessary to pipe the gutters and drain it towards the pavement due to field conditions, Builders shall construct it as shown in the attached exhibit "A" - Drain

Requirements. Instead of the home builder installing a pop up drain, the home builder will be required to cut the curb and extend the pipe towards the gutter line and re-pour the curb once complete.

13. **Driveways:** Driveways are encouraged to be placed so that no two driveways on adjacent lots are placed next to each other. The surface of the driveway shall be level with the top of the rollover curb at its point in intersection with the street. The rollover curb shall not be removed to connect driveways to the street.
14. **Plan Repetition:** When building houses with the same elevation, Builder must skip two (2) full lots on both sides of the street. When building the same floor plan with a different elevation, Builder must skip one (1) lot on both sides of the street.
15. **All decks, pools, hot tubs or any other improvements:** which are not shown on the plans **must be approved** by the ARC prior to installation. All pool equipment must be screened from view from fronting or side streets. All plans must show areas which are proposed to be cleared of existing vegetation as part of the construction of the improvement.
16. **Sidewalks and Wheel Chair Ramps:** Builder shall construct sidewalks and wheelchair ramps (sidewalk ramps) in accordance with the City of Houston standards. This shall include sidewalks on the sides of corner lots, connecting sidewalks on adjacent lots, gaps in the back of cul-de-sacs, and gaps caused by easements between lots or platted access points so that areas between lots have connected sidewalks. In addition, Builder shall be responsible for connecting sidewalks between lots, to community walking paths (if any) and across gaps caused by easements or access ways (if any). Concrete sidewalks must be constructed along the entire front of interior/corner lots and side width of corner lots (including wheelchair ramps) running parallel to the street and located within the street right-of-way, two (2) feet off the property line.
17. **Cast Stone Address Numerals:** All residences must have cast stone address numerals incorporated into the brick on the front facade of the residence.

## **Kings Mill – Fee and Fine Schedule**

### **ACC and Plan Review Fees:**

Master Home Plan Applications	\$100 per House Plan
New Home Construction Application	\$100 per Lot
Lifestyle Accessory Application	\$75 per Submittal
Variance Request	\$500 per Submittal

### **Inspection Fees:**

Greater than 5 business days' notice for final inspection.	\$75 per Lot
Greater than 3 business days less than 5 business days' notice for Final Inspection.	\$150 per Lot
Greater than 24 Hours less than 3 business days' notice for Final Inspection.	\$250 per Lot
Re-inspection	\$50 per Lot

### **Final Inspection Fine Schedule for Non-Compliance**

1 <sup>st</sup> Inspection	\$0 per lot
2 <sup>nd</sup> Inspection (two weeks after 1 <sup>st</sup> inspection)	\$100 per lot
3 <sup>rd</sup> Inspection (two weeks after 2 <sup>nd</sup> inspection)	\$200 per Lot
4 <sup>th</sup> Inspection (two weeks after 3 <sup>rd</sup> inspection)	\$400 per Lot
Items that cannot be changed to meet the guidelines without a variance. Plan of action is to revise the ACC application and/or apply for a variance and/or any fees/ fines required at the discretion of the ARC.	At the HOA and/or ARC's discretion.

If the deficiencies have not been corrected by the 3<sup>rd</sup> re-inspection, the MKMHOA will hold any ACC Requests submitted for new construction unless otherwise approved by the ARC/ACC. After the 4<sup>th</sup> inspection, if the deficiencies still have not been corrected, MKMHOA will continue to elevate the fine amount by doubling the previous fine amount until the items are fixed. Contact the ARC/ACC to find out whom to make any payments.

SPECIAL FENCE TYPE  
DETAILS



SPECIAL FENCE TYPE  
LOCATIONS