



DATE: April 5, 2021

Architectural Review Committee Requirements

Home Main Floor Height

- Main floors of all residential units shall have a minimum height of 9'.

Home Colors

- Submit color palettes to the Architectural Review Committee (ARC) for approval.
 - o List materials
 - o Color names
 - o Pictures

Home Front Elevation

- Must consist of 3 Architectural Elements. Architectural Elements include:
 - o Stone
 - o Stucco
 - o Brick
 - o Hardie board
 - Each configuration may be counted as an element
 - o Shutters
 - o Window trim
 - must be a different color
 - o Brick or Stone Wainscot on architectural elements/extrusions (such as chimneys, garages, bay-windows, columns, etc.) must return/wrap to front facade of the home.
- Structural elements such as fireplace pop-outs, garages and vents are NOT considered architectural elements.
- Aluminum and or vinyl siding is prohibited

Home Side Elevations

- Must have 2 Architectural Elements. (see architectural elements above).
- Side elevations consisting of full stucco must have a minimum 18-inch return of all front elevation materials (see architectural elements above)
- Street-side elevations must have the same treatment as the front elevation and/or be fenced before occupancy.

Home Rear Elevation

- Must have 2 Architectural Elements (see architectural elements above)

Home Landscape Requirements

- The front, side yards and rear of the lot shall be landscaped within 6 months of occupancy (weather permitting)
- Front yard (lots of 10,000sf or less)
 - o Minimum 2 street trees or 30' on center (whichever is greater)
 - o 1 tree (not including street trees)
 - o 5 – 5 Gallon Shrubs
 - o 10 – 1 Gallon Shrubs
- Rear
 - o 1 tree
 - o 8 shrubs
- Side Yard (Street Side)
 - o Street trees shall be 30' on center alongside street
 - o 5 - 5 Gallon Shrubs
- Front yard (lots greater than 10,000sf & corner lots)
 - o Minimum 2 street trees or 30' on center (whichever is greater)
 - o 1 tree (not including street trees)
 - o 6 – 5 Gallon Shrubs
 - o 12 – 1 Gallon Shrubs
- Rear
 - o 1 trees
 - o 8 shrubs
- Side Yard (Street Side)
 - o Street trees shall be 30' on center alongside street
 - o 5 - 5 Gallon Shrubs

Fencing Requirements

- White vinyl fencing is pre-approved if fencing is desired.
- Fencing shall be located a minimum of 5' back from the front elevation of the home
- Fencing shall be located a minimum of 3' away from abutting sidewalks. Planting is required in the 3' area between the sidewalk and the fence.

Home Side Yard Setback

Side yard setbacks for Deer Run at Willard Bay are a minimum of 8ft and 12ft with a minimum of 20ft between each building. Willard City will determine your setbacks on a first come first serve basis. Your site plan may need to adjust depending on their review.

- Patio homes shall be constructed within the building envelope as shown on the plat.

Engineering or Site Plans

Deer Run at Willard Bay ARC does not review or approve any engineering or site plans.