

MFCA Development Standards

Introduction.

Matthaei Farm offers its members a beautiful, natural setting in which to build their custom-designed homes. The design of the overall community is the result of a dedicated team effort on the part of the developer, land planners and architects. A country estate character has been created, which is enhanced by the natural surroundings.

To strengthen the character of the community and protect each Co-Owner's investment, development standards have been incorporated which define both the development process and the design guidelines at Matthaei Farm.

We look forward to working with Co-Owners in developing their home sites to achieve the best possible results for their individual homes and for the overall community.

The Development Process.

To facilitate the development process and conformance with design standards, an Architectural Review Committee reviews the design of each proposed residence during the preliminary design phase, the contract documentation phase, and the materials selection process. Also, members of the Architectural Review Committee periodically make site visits during construction to determine whether or not the original design intentions are being fulfilled.

To initiate the review process, a Matthaei Farm Co-Owner submits preliminary sketches, to the Architectural Review Committee, early in the design phase so that the design may be reviewed with respect to neighborhood compatibility, site placement, massing and incorporation of materials. All home designs for Matthaei Farm must be prepared by a registered architect.

The Architectural Review Committee will review and discuss the preliminary sketches with the Co-Owner's representative. If necessary, the committee will also work with the Co-Owner's representative in developing possible design solutions that would satisfy the design standards.

A second architectural review session will occur at the conclusion of the contract documentation phase. These documents are reviewed to insure that the design intent approved in the preliminary design phase is being carried out and that the detailing of the residence is appropriate to the design. Also at this time, material selections could be submitted for approval.

Site Planning.

Site development and home placement are highly respected at Matthaei Farm. Careful study has produced a land plan where each site affords multiple views of the natural surroundings. Within this plan, a building area has been determined for each home site, taking into account natural features, adjacency of neighboring residences, vehicular traffic, and utility services.

Each site is planned to incorporate the concept of an "open" side and a "private" side. This concept encourages delineation between areas of heavy activity (family living spaces, decks, service areas and garages) and less activity (sleeping spaces). Windows are to be avoided on the "private" side.

Where necessary, a screening wall is incorporated to separate a "private side" window element from the adjacent residence.

A preliminary site plan, at the same 1" = 40' as the Matthaei Farm Phase Drawings, is helpful in considering the preliminary architectural drawings. A final site plan must be submitted with the construction drawings for approval using MFCA Form A-3.

Residence Design and Architectural Standards.

Design of homes at Matthaei Farm incorporates and maximizes the natural environment. Simple massing reflecting a restrained character is encouraged, and hip roofs minimizing the number of elements are preferred.

The larger building sites in Phases G, H, and I enable more flexible design features within this same overall concept than do the smaller cluster sites in Phases A, B, C, D, E, and F.

The concept of restrained appearance extends to materials. Simple, natural materials are desired for the exterior of homes. The following standards are to be followed for building exterior materials:

- A. Walls -- Horizontal smooth cedar siding (#2 or better) with 4-inch exposure, or brick.
Walls below the first floor line and all exposed foundations are to be covered with brick. The use of soldier course detailing is preferred. No rollocks are permitted.
- B. Chimneys -- Smooth cedar siding (#2 or better), or brick
- C. Roofing -- Textured asphalt shingles, or cedar shake shingles
- D. Windows -- Wood frame or clad aluminum wood frame. All windows are to be composed of single glass sections; bedded and divided windows are not permitted.
- E. Exterior doors -- Flush solid hardwood core, or flush steel. Garage doors are to be flush overhead wood surface.
- F. Trim -- Flush smooth cedar 4" (each element to stand alone).
- G. Porches, patios and decks -- Brick, stone, or wood, with horizontal cedar railings (where necessary). These architectural elements are encouraged because of their ability to enhance the residents' enjoyment of the natural character of the community. These living spaces can be carefully designed to be compatible with the overall design of the residence.

- H. Eaves -- 2' eave overhangs are recommended. Gutters are discouraged.
- I. Metal vents -- It is suggested that metal vents be located on unobtrusive roof elements, and painted in compatible natural tones. Fireplace vents can be encased in wood or brick chases.
- J. Swimming pools and spas -- These require separate approval, and are to be located in close proximity to the dwelling, as well as landscaped and screened (including mechanical equipment) to minimize the impact on adjacent residences. Please Refer to Swimming Pool Design and Standards in the next section below.
- K. Exterior Lighting -- Exterior lighting can be provided with fixtures mounted on the house and garage. Locations are to be shown on the architectural plans. Care is to be used to restrict the focus of the lighting to the area immediately around the house. Please refer to the Exterior Lighting Standards towards the end of this section for further information on exterior lighting.
- L. Antennas and utility lines -- All antennas, satellite dishes, etc. are to be located inside the roof spaces of dwellings. Utilities are to be underground.
- M. HVAC compressors -- Mechanical equipment is to be located out of view or screened from view.
- N. Address Sign and Mailbox -- Custom-designed mailboxes and address signage are used. Specific information regarding design, cost, and location for each individual site is available and will be sent to you as you near the end of construction. Please refer to the Signage Specifications section for other signage information.
- O. Radon -- Many homes in Matthaei Farm have been found to have very high Radon levels. It is highly recommended that a Radon Abatement System be incorporated into the initial construction plans for all new homes at Matthaei Farm, and that existing homes be retrofitted with a Radon Abatement System.

Swimming Pool Design and Standards.

Concept. Private swimming pools are allowed on individual sites (units) at Matthaei Farm only if they meet certain design, location, privacy, and compatibility guidelines, which take into account the topography, and orientation of the site, residence, and pool.

The primary emphasis of these guidelines is to ensure the enjoyment by all Matthaei Farm residents of the high quality of life at Matthaei Farm, while allowing the individual freedom and enjoyment of a swimming pool. (Suggestions are solicited from contiguous neighbors as part of the approval process.)

To this end, it is recommended that the MFCA Architectural Review Committee be contacted in the initial stages of the planning of a swimming pool to determine if it would be feasible for a particular site; and, if so, the design and location factors that must be considered.

Swimming Pool Design. To be compatible with the site and in concert with the above concept, two factors must be given prime consideration: the size of the pool (as small as possible) and the location of the pool (as close to the residence as possible).

Only permanent, in-ground pools constructed to industry standards are allowed. These are to be built by a licensed pool contractor, with applicable permits acquired, to meet all federal, state, and local requirements (including BOCA or ICC).

A cedar privacy screen/wall, connected to the residence, will be used to meet the needs for privacy from neighbors and common areas, and to meet the barrier requirements. It is important to note that fences are prohibited at Matthaei Farm. Landscaping will be necessary to soften the effect of the wall and pool, as well as to provide additional screening. Setbacks from property lines are also considered.

Pool heating and/or filtration equipment is required to be powered by natural gas, electricity, or solar energy. All related equipment is to be concealed. Outbuildings (sheds) are prohibited.

Conformance with the Matthaei Farm Development, Construction, and Landscaping Standards is required. Plans on an appropriate scale are to be submitted to MFCA for review showing the site plan, side elevations, landscaping, screening, views, etc.

Maintenance. Matthaei Farm Co-Owners are concerned about continued protection of groundwater quality and how this relates to the filling, drainage, and leakage of pools. An outside (non-residential) water source is required for the initial filling, and any subsequent substantial re-filling, of the pool. It is expected that standard, approved chemicals will be used in the pool, and monitored on a regular basis (please notify MFCA Board of Directors of chemicals used). NOTE: Chlorine, at certain levels, is classed as a groundwater contaminant. Any backwashing or drainage must meet federal, state, and local standards. Onsite drainage must be limited to that which can be discharged through a standard garden hose into a storm drainage ditch or other suitable area approved by MFCA so as to keep groundcover and water levels intact.

Usage. Pool usage is expected to be consistent with the quality of life guidelines at Matthaei Farm; i.e., so that others may enjoy their residences and sites undisturbed by activity in and around your pool. Complaints received by The Management Company or MFCA regarding noise, nuisances, etc. may require the curtailed usage or elimination of the pool (per Matthaei Farm Bylaws, Article VI, Sections 5 and 10).

Landscaping Design and Standards.

Landscape design is to reflect the natural character of Matthaei Farm and is to be compatible with the home it is surrounding. Design sketches are to be reviewed and approved by the Landscape Review Committee and approved by the Board of Directors prior to installation.

Landscape standards and a list of indigenous species have been developed for your use and are included in the Landscape Standards Section.

The selection and use of a landscape architect prior to construction of your home is encouraged. A landscape architect could have valuable input in the siting of your home. If you do select a landscape architect early in your home planning, please contact the Landscape Review Committee and request the landscape standards and list of indigenous species for use by your architect.

Additionally.

Please refer to the Master Deed and Bylaws for requirements (if any) regarding usage of water-saving fixtures and for information on septic tanks and fields. We also require a copy of your health department permit, which should be turned in to the Architectural Review Committee.

All architectural and construction drawings are to be to the conventional $1/4" = 1'$ scale. Site drawings are to be at $1" = 40'$ scale; landscape drawings are to be at $1" = 20'$ scale. All drawings are to be identified with Co-Owners name, site address, subject, date, and source.

Also, please read and review with your contractor the separate MFCA Construction Standards, which cover signage, hours of construction, and other important subjects.

Exterior Lighting Guidelines.

In the spirit of the natural setting, which Matthaei Farm is so fortunate to have, the Matthaei Farm Condominium Association Board of Directors (Board) has established guidelines for all Co-Owners regarding exterior lighting:

The purpose of the guidelines is to improve the aesthetics of our neighborhood, to reduce glare, to minimize light "trespass" and to decrease light pollution that contributes to "sky glow" while providing for adequate safety and security at Matthaei Farm.

The guidelines apply to any light source on any site that is visible from the property line. All new construction must comply with the guidelines. The Board will be directed to request that any non-conforming lighting on existing sites be brought into compliance over a reasonable period of time.

Exterior lighting must be fully shielded, directed downward toward the ground and away from reflective surfaces such as glass or water to prevent off-site glare. Light fixtures or lamps must be shielded/shaded so as to direct incident rays away from all adjacent property. The Board believes off-site glare is offensive to neighbors, and such lighting is not acceptable.

Recommended fixtures are: "high-hat" fixtures that are recessed into the soffit under the roofline; "hooded" fixtures which utilize diffusers that conceal the light source; or any other indirect, incandescent source from which no light emitting surface is visible at the property line. Low-level/low-voltage driveway or yard lights previously approved by MFCA, are excepted. Any new driveway or yard lights must be approved by the Board on a case-by-case basis prior to installation. It is recommended that bulb wattage for fixtures not mounted on the house should never exceed 15 watts.

Generally, the Board discourages the use of motion detectors, and outside lighting at night when it is not needed. Holiday lighting guidelines (Christmas Lighting Display Policy), may be found in the General Information section.

Conclusion.

Thank you for your attention and adherence to these guidelines. Best wishes for an enjoyable and exciting development of your lovely home site at Matthaei Farm.