

ARCHITECTURAL DESIGN GUIDELINES

For

THE VILLAS AT OLD HARBOR

~~September~~-November 2018

Homes

The proposed development will include custom and/or semi-custom built homes designed with architectural features which mirror current township architecture and/or architecture reminiscent of rural communities. All residential structures within the TPUD district will be built on site by quality local builders who will construct the homes with varied architectural character and materials. It is intended that the architectural style of the homes will be similar to those pictured below. All homes will be ranch-style with first floor master suite and a maximum of 3 total bedrooms unless approved by BZA. The proposed control features for the architectural design shall consist of deed restrictions as well as a Condominium Homeowners Association which will administer and control design after the initial development. All homes shall have a minimum 2-car attached garage. A maximum of 75% of the homes may have front-load garages.



Sample 1



Sample 2



Sample 3



Sample 4

Gated Entry

The ~~four~~ three (3)(4) gated entrances will be controlled by code entry and/or automated devices. Emergency services will have unrestricted access to each gate including the emergency-only gate at Anchor Drive. Below are 2 examples of the type of gated access which are being proposed for The Villas at Old Harbor.



Sample 1



Sample 2

Entry Feature

Entry feature signs and monumentation will be designed and detailed during the final development stage, however the access locations along South Old State Road are planned to resemble the existing entrance feature to Old Harbor Estates. See image below.

