



CAMELOT SUBDIVISION

Architectural Review Committee Checklist

- * Approval Process Consideration Factors: (Amendment 3, Article XI, 3, pg.11)
 - a. Suitability of the improvement in relation to the particular site upon which it is to be built,
 - b. Quality of materials,
 - c. Architectural harmony thereof with the immediate surroundings and neighborhood setting. Architectural harmony considers aesthetics, value, architectural style, conformity to existing structures and natural setting and overall plan for development.

In order to assess the above, submitted plans must include floor plans, elevation drawings, and finished site plan elevations.

- * Requirements Minimum Building: (Article VII, 2, pg.3 of Amendment 3)
Dwellings must conform to following minimum enclosed floor area:

Ranches or One Story	2700 square feet
Two-Story	2700 square feet
1 ½ Story	2700 square feet
Split Levels	Not Allowed

Enclosed floor area shall not mean and include any area of basements, garages, porches or attics.

- * Height Limitation: (Article VII, 2b, pg.19)
Dwelling shall not be more than (2) levels in height above ground provided that walk-out basements shall not be included in calculating such height limitation. A dwelling larger than two stories may be erected if approved by Board of Directors.
- * Garages: (Article VII, 2,f, pg.8 of Amendment 3)
All garages must be a minimum of 3-car attached side-entry. Maximum of four-car attached side-entry. Rear-entry garages may be allowed if approved by Directors. Garage doors shall not be visible from the front elevation of a Dwelling.
- * Exterior Walls: (Article VII, 2g, pg.20 & Amendment 3 pg.8)
Walls of all dwellings shall be constructed of wood or wood products, clay, brick, rock, stone or vinyl siding in attractive manner and of good workmanship. Wood or wood products to be painted or stained. Exterior walls shall be covered to grade and be covered or constructed of same materials as used in construction of exterior wall of dwelling.
- * Roof/Soffits & Fascia (Second Amendment of Covenants, VII, 2, (i) and



CAMELOT Amendment 3 (y) pg. 10)

Minimum quality for roofing shingles for roofs of all Dwellings: slate, tile, or three-dimensional architectural shingle, such as Heritage 25. Unless approved by Board of Directors, roof shall not be less than an 8/12 pitch. All soffits and fascia on all dwellings shall be enclosed with aluminum or superior material.

- * Building Lines must conform to Weldon Spring and St. Charles Zoning Regulations. Easements and Building lines are to correspond to recorded plat.
- * Elevations: (Amendment 3, VII, 2,(m) pg.9)
No identical front or rear elevations on adjacent Lots will be permitted. Architectural interest is to be provided in rear elevations, especially on Lots that back to Independence Road. Such architectural interest shall consist of not less than twenty percent glass or other architectural features, such as bay windows, porches, decks, as deemed appropriate by the Directors.
- * Following guidelines are from Amendment 3, VII paragraphs located on pages 9 and 10.
 - (l) Solar Collection systems. Exterior solar collection systems, wind generator systems, or other similar appliances are prohibited.
 - (n) Sun Control Devices. Sun Control Devices shall be compatible with the architectural character of the house. Metal awnings are prohibited. Solid colors shall be used in all instances.
 - (o) Attic Ventilators. Attic ventilators or other mechanical apparatus requiring roof penetration shall be as small as possible and every effort is to be made to locate them so they are not visible above the ridgeline of the roof from the street. Attic ventilators penetrating the roof shall be painted or finished to match the roof.
 - (p) Skylights. On front elevations, only low profile skylights shall be permitted. Skylights shall be bronze, black or a color to match the roof.
 - (q) Screening. Porch screening shall match the color of existing window and door screens.
 - (r) Lighting. No exterior lighting shall be directed outside Owner's Lot.
 - (s) Dormers. Fake window dormers shall be treated so that rafters and framing are not visible from the street.
 - (t) Flashing. Visible unpainted aluminum flashing extending more than 2 inches in the vertical on a home's front elevation is prohibited. Copper flashing is preferred.
 - (u) Mailboxes. Mailboxes shall be decorative in design and shall be made of brick, stone, or wrought iron and be complimentary to the design of the house.
 - (z) Driveways, Parking Pads and Sidewalks. All driveways, parking pads and sidewalks for new construction shall be exposed aggregate,



concrete, picture frame brush finished concrete, or brick or masonry paver. No asphalt shall be used. Existing driveways, parking pads and sidewalks shall be maintained in like kind and quality. Replacement of existing driveways and parking pads shall be in aggregate, concrete, picture frame brush finished concrete, or brick or masonry paver only. All circular driveways shall require the prior written approval of the Directors. All finishes and colors are subject to Directors' approval. The Directors reserve the right to reject without recourse any finish or color deemed to be objectionable.

- * Swimming Pools (VII,2 (h) pg.20 and Amendment 3 pg.8)
Only in-ground pools shall be allowed, provided fences or other barrier devices built of approved material and of a decorative character shall be erected to a height of at least four feet for the purpose of screening any pool. The drawings and specifications for swimming pools submitted to the Directors for approval must include specifications for the pool, and drawings showing landscaping, screening materials and elevations along with fence drawings, retaining walls and details. Pools shall not drain onto Common Areas or neighboring Lots. Pool pumps and filtering equipment must be screened from view with approved landscaping.
- * Decks and Porches (VII, 2,(j)-Amendment 3 pg.8)
All areas of new construction which are designed with elevated doorways for A deck or porch shall have the deck or porch installed within 90 days after occupancy. This is also a requirement for patios with entry doors at ground level
- * Fences (VII,1, (m) pg.16)
Fences shall be built of wood, wrought iron or PVC (each in colors and styles approved by Board of Directors) and of a height no greater than six feet. Under no circumstances shall chain link fences be allowed. No fence higher than three feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points thirty feet from the intersection of the street property lines extended. The same sight line limitations shall apply on any Lot within ten feet from the intersection of a street property line with the edge of a driveway. Notwithstanding any provision hereof to the contrary, no fence shall be placed on any Lot in a location abutting the right of way of Independence Rd or Wolfrum Rd until such are widened or otherwise improved. Any such fence shall be uniform in appearance with other fences along these roads and be of a split-rail or post-and-rail design.
- * Uncompleted Structures (VII 2, (e) pg.8 of Amendment 3)
The total completion time for the construction of a dwelling shall be one year from the date of Directors' approval for the construction. Construction of a dwelling or other approved construction must commence within six months



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After date of Directors' approval or the applicant must resubmit plans for approval.

Outbuildings: (Amend.3, Art. VII, 1,n)

There shall be no outside storage buildings or unattached garages. Any other Outbuildings, i.e. pool houses and greenhouses are to coordinate with the design standards of record and be first approved by the Directors.

Tree Protection: Trees are to be protected during construction. See Article XII Pg.11 of Amendment 3 for details.

APPROVALS: All construction on Camelot lots including dwellings, decks, pools, outbuildings, retaining walls etc...must be approved by both the Weldon Spring Architectural Review Committee and separately by the Camelot Trustees. Weldon Spring may have more stringent regulations on some issues than Camelot and on others, Camelot Covenants may be more restrictive.