

COUNTRY HAVEN

Architectural Design Guidelines

Important Notice This document is a buyer and builder friendly summary of the architectural control rules contained in the Country Haven Declaration of Covenants, Conditions, and Restrictions (CCRs). It does **not** replace the full CCRs. All construction, exterior alterations, landscaping, fencing, or improvements **require prior written approval** from the Architectural Review Committee (ARC). Non-compliance can result in fines, stop-work orders, removal of unapproved work at the owner's expense, and assessment liens.

The Architectural Review Committee (ARC)

- 3–7 member committee with expertise in architecture, construction, and design.
- Reviews **all** plans for new homes, additions, fences, landscaping, roofs, exterior colors, accessory buildings, lighting, signs, etc.
- Approvals are based on compatibility with the “heritage country home aesthetic,” visual impact, neighbor compatibility, and the Design Guidelines.
- During the Declarant Control Period, the Declarant appoints/removes members; afterward, the Board appoints them.
- Decisions are made within 30 days of complete application.
- ARC to charge initial review fee of \$500, granting 2 hours initial review time. ARC may charge a reasonable hourly fee (billed as an Individual Assessment) if additional hours are needed.
- ARC approval is **not** a substitute for Summit County building permits or code compliance. Owners/builders remain fully responsible for all governmental approvals.

Overall Design Philosophy: Heritage Country Home Aesthetic

The community is designed to reflect a warm, rural, high-quality country estate feel. Acceptable architectural styles include:

Preferred Styles

- European Country (French, Tuscan, Italian Villa)
- American Country (Farmhouse, Colonial Revival, Craftsman)
- English Country (Cotswold, Tudor, Georgian)

Modern or contemporary elements are allowed **only** if they are exceptionally well-integrated, demonstrate architectural excellence, and are compatible with neighboring homes. The ARC may require modifications or deny plans that do not fit the community character.

Key Design Requirements

Roofs

- Primary roof pitch: minimum 6:12
- Secondary roofs: minimum 3:12 (with ARC approval)
- Flat or low-pitch roofs are strongly discouraged unless architecturally significant and complementary.
- Use dormers, gables, and varied rooflines to avoid monotony.
- No roof-mounted equipment (AC units, coolers, solar panels, antennas) visible from the street or neighboring properties unless approved and properly screened/mounted on the rear below the highest ridge line.

Exterior Materials & Colors

- High-quality, natural materials preferred: stone, brick, wood siding, premium fiber-cement, stucco.
- Earth tones, muted, and historically inspired colors encouraged.
- Bright, neon, or overly modern color schemes are prohibited.
- All color palettes and material samples must be submitted for ARC approval.

Fencing & Walls (Detailed rules in CCR Section 12.3.6)

- **ARC approval required** for all fences/walls (submit scaled plans, elevations, and material samples).
- Purpose: Preserve open rural character and wildlife corridors.
- **Height limits:** Rear/side ≤ 6 ft; front yard ≤ 3 ft (open style only).
- **Approved materials:**
 - Natural wood (cedar/redwood, stained or natural)
 - Post-and-rail or split-rail
 - Wrought iron or metal picket (matte black, bronze, or earth-tone finishes)
 - Composite that resembles wood (ARC-approved only)
- **Prohibited:** Chain-link, vinyl, plastic, barbed/razor/electric wire (except limited agricultural use with approval), solid masonry or concrete-block walls (unless integrated into the home design and approved).
- Front-yard and road-frontage fencing is generally discouraged.
- Fences must not obstruct views or wildlife movement in corridors.

Landscaping

- Must be installed within 6 months of occupancy (weather permitting).
- Submit a detailed landscape plan for ARC approval before installation.
- Minimum standards set by the ARC (trees, shrubs, turf, etc.).
- No artificial vegetation, weeds, or debris allowed.
- Irrigation systems drawing from community water sources require ARC pre-approval; underground systems required.

Garage & Accessory Structures

- All garages must be fully enclosed. Detached structures must meet Summit County requirements and be fully approved by ARC.
- Carports are prohibited.
- Sheds, barns, kennels, and storage buildings require ARC approval and must be architecturally compatible.

Other Exterior Items Requiring ARC Approval

- Antennas/satellite dishes (must be screened)
- Outdoor lighting, sculptures, fountains, play equipment
- Exterior paint colors
- Decks, patios, pergolas
- Any grading, excavation (>10 cubic yards), or drainage changes
- Signs (most types; limited exceptions for "For Sale" during construction)
- Propane/fuel tanks (must be buried or screened)
- Utility lines (must be underground)

Approval Process for Builders & Buyers

1. Submit complete application package (site plan, floor plans, elevations, roof plan, material/color samples, landscape plan, fencing details).
2. ARC reviews within 30 days.
3. Obtain ARC written approval **before** starting any exterior work or purchasing materials.
4. All construction must follow the approved plans exactly—no deviations without new ARC approval.

5. Builders must be on the Association's Approved Builder List (or petition the Board).
6. During construction: follow all site rules (parking, dust control, hours, etc.) in the Governing Documents.

Enforcement & Penalties

- Violations are subject to daily fines, suspension of voting rights and common-area use, stop-work orders, removal of unapproved improvements at owner expense, and liens.
- The Association and ARC have the right to enter a property to correct violations and charge the owner.
- Repeated or uncured violations can lead to legal action.

Additional Important Notes

- Developer Areas, agricultural parcels, and certain common areas have separate rules.
- All work must also comply with Summit County zoning, building codes, and the Large Underground Wastewater Disposal System (LUWDS) requirements.
- Views, drainage, and solar access are not guaranteed.
- The ARC has discretion to grant limited waivers for unique topography or exceptional design merit (in writing only).
- These guidelines may be updated by the Board; always confirm the current version.

Next Steps for Buyers & Builders

1. Contact the ARC early in your planning process.
2. Schedule a pre-design meeting (recommended).

Questions? Contact: Country Haven HOA

Brad Skinner
Mobile: 1-435-757-3343
Email: brad@countryhavenlife.com

We look forward to helping you build a beautiful home that enhances our shared community vision.

This summary is provided for convenience only. The official Declaration of Covenants, Conditions, and Restrictions and the adopted Architectural and Design Guidelines govern all decisions.

Effective Date of Summary: May 2026 (based on recorded CCRs)