

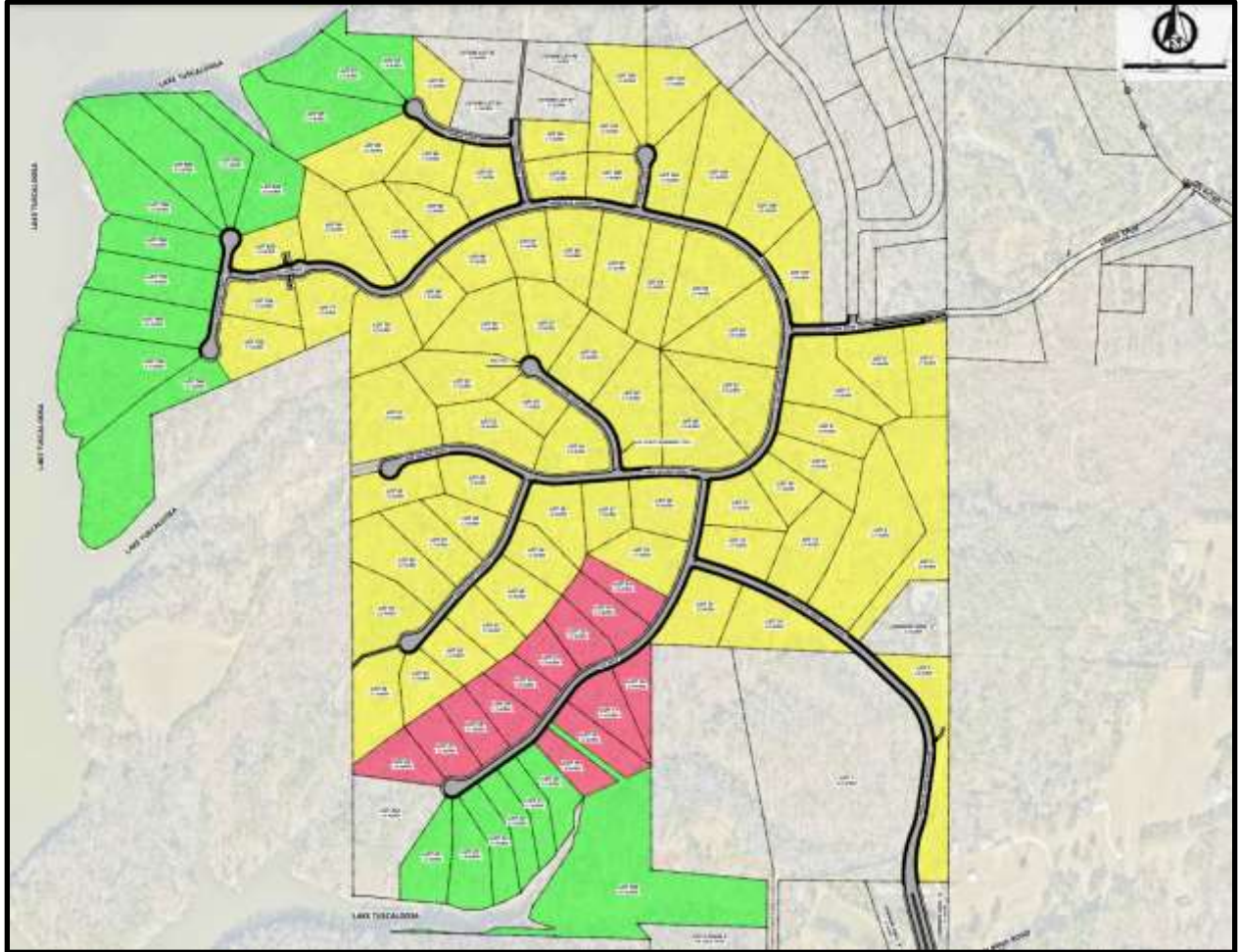



EMERALD'S EDGE


L A K E F R O N T L U X U R Y


**Design Guidelines  
And  
Architectural Review Process**

# Emerald's Edge Lot Map



 Cottage Lots (Lots 16-19, and 26-34)

 Estate Lots (Lots 2-15, 35-73, and 93-107)

 Lake Lots (Lots 19A, 20-25, and 74-92)

## **Overview of Design Guidelines**

These Design Guidelines apply to Emerald's Edge subdivision, located off Sexton Bend Road in Tuscaloosa, Alabama. These guidelines are to provide lot owners and their design teams a broad framework for design that is intended to both preserve and enhance the natural and Architectural beauty of the neighborhood. These guidelines shall supplement the provisions of the Declaration of Covenants, Conditions and Restrictions (CCRs) for Emerald's Edge.

### **Section 1. Architectural Review Process.**

The CCRs establish an Architectural Review Board (ARB) that is responsible for developing these guidelines and ensuring all construction in Emerald's Edge conforms to the standards set forth by the developer and the ARB. All home designs and any other lot improvements must be submitted to and approved by the ARB prior to work beginning. Submissions shall be made using the forms found in "Appendix A", and must be accompanied by all required information. The ARB may alter, amend, expand, delete or change these guidelines at any time.

### **Section 2. Home Size.**

Emerald's Edge will be comprised of 3 lot types that have their own minimum square footage requirements for the homes constructed on them. The lots and square footage requirements are as follows:

- Cottage Lots (Lots 16-19, and 26-34): No residence shall be less than 2,500 square feet heated and cooled, not including a basement (if any).
- Estate Lots (Lots 2-15, 35-73, and 93-107): No residence shall be less than 3,000 square feet heated and cooled, not including a basement (if any).
- Lake Lots (Lots 19A, 20-25, and 74-92): No residence shall be less than 3,500 square feet heated and cooled, not including a basement (if any).

### **Section 3. Style & Design.**

Architectural variety in the neighborhood is welcomed and will add to the beauty and desirability of the neighborhood. While no particular style is mandated by the ARB, elements and details of a chosen exterior design should be consistent; design styles should not be mixed or invented. Homes on lake lots should be designed with two fronts, a street front and lake front.

Except as limited herein, and subject to the approval of the ARB, lot owners and their design team may select the home style of their choice, provided however, barndominiums and log cabins are strictly prohibited. All home designs should have qualities and characteristics of modern design. Designs should focus on simplicity and functionality, and should be designed and situated to take advantage of views and daylighting opportunities present on each lot. Designs should have clean lines and incorporate natural elements, when possible.

#### **Section 4. Exterior Materials.**

All materials used on the exterior of the home shall be durable and designed to last for many years. Exterior walls shall be encased in brick, hardy board or metal plank siding. Metal and natural materials, such as stone and natural wood, are encouraged for accent. Faux materials are prohibited excepted for manufactured veneer stone. The desired mortar application, when applicable, must be approved as part of the of the ARB

Overly complicated roof designs are to be avoided. Architectural asphalt shingles, standing seam metal, sandcoated or stamped metal shingles, concrete roofing tiles, or ceramic shingles are the only permissible materials to be used for roofing. All homes shall have gutters and downspouts where necessary.

#### **Section 5. Exterior Colors.**

Emerald's Edge was designed to enhance the natural beauty of the woods and lake that surrounds that. With that idea in mind, all homes must be neutral colors. Permitted color schemes shall be colors in the white, grey, taupe family. Dark colors, such as black and brown, will be permitted provided their hue and tint is neutral. Primary or bold colors are not allowed.

#### **Section 6. Windows.**

Windows should be casement style and shall be metal or aluminum-clad wood windows. Windows should have clean, minimalistic lines, and be designed to let as much natural light in as possible. The color of the window frames should accent the home and flow with the home's color scheme. Dark color frames are permitted.

All window treatments visible from outside of the home shall be white or neutral in color.

#### **Section 7. Garages, Doors, Shutters.**

Garages must be side loading so that the doors do not face the street or the lake. All exterior doors, including garage doors, shall be painted a neutral color that coordinates with the exterior color scheme of the home. Detached garages will be permitted provided that the exterior design of the garage matches the exterior of the home.

#### **Section 8. Exterior Lighting.**

To control light pollution, floodlighting should be angled in such a manner as to illuminate the lot owner's lot only. Lot owners who have lighting that shines into a neighboring lot will be asked to redirect the lighting or remove the lighting if the lighting can not be angled in such a way as to prevent disturbance to the surrounding homes. Only minimal pathway lighting and decorative sconce lighting is allowed. All exterior lighting plans must be approved by the ARB.

Solar panels may be permitted provided they comply with the requirements of Section 11.

## **Section 9. Driveways.**

Driveways and parking pads shall be made of concrete or asphalt. Driveways may be stamped and or stained, provided that the stain is a neutral color. Pea gravel, asphalt, or AKG drives and parking courts are allowed. Concrete drives and courts are also allowed, but must have an integral dark pigment.

## **Section 10. Fences and Gates.**

Fencing is only allowed in the side and backyard. Fences may be constructed of wrought iron, aluminum or fabricated steel planks that may be no greater than 6 feet in height. Vinyl and PVC fences are not allowed. Fences may have brick or stone columns on the corner or spaced at even intervals along the fence line. Fences may be stained but may only be stained natural colors in shades of brown or gray. Fences should be resealed periodically to maintain their longevity and appearance. Chain link fencing will not be allowed.

Gates are permitted on estate and lake lots. Gates must be constructed of wood or metal, and should have brick or stone accents. Entry gates must be located behind the right of way and, and comply with all set-back lines shown on the plat.

## **Section 11. Exterior / Accessory Structures.**

Design of accessory structures shall mimic or complement the primary structure (i.e. the main house) with regards to materials, detailing, colors, composition, etc.

No exterior / accessory structure of any kind nor any artificial vegetation or sculpture shall be constructed, erected or placed on the outside portion of the Unit, whether such portion is improved or unimproved, except in strict compliance with this Article. This shall include without limitation, mailboxes; basketball hoops; swing sets and similar sports and play equipment; clotheslines; garbage cans; wood piles; swimming pools; docks; hot tubs; gazebos; playhouses; window air conditioning units or fans; solar panels; antennas; satellite dishes, or any other apparatus for the transmission or reception of television, radio, satellite, or other signals of any kind; and hedges, walls, dog runs, animal pens, or fences of any kind.

Basketball goals, play sets, and similar sporting equipment are allowed, but should not be visible from the road and may not be installed within ten (10) feet of the property line.

Solar panels are permitted provided that they are hidden from view and cannot be installed in a location that creates light pollution that is disturbing to neighboring lot owners. Solar panels must have an anti-reflective coating and/or be textured to minimize their glare during daylight hours. Solar panels installed in violation of this Article shall be removed or relocated at the Lot owner's expense.

No temporary structures or out buildings shall be placed or erected on any Lot. Lot owners are strictly prohibited from storing or parking a mobile home, trailer home, travel trailer, camper or other vehicle commonly known as a "recreational vehicle" on their Lot or in any other location within the neighborhood. Recreational vehicles are strictly prohibited from being used as a temporary or permanent dwelling on any Lot.

Boats are not permitted to be stored on the Lots unless the boat is stored inside a garage or detached structure that is built in compliance with these guidelines. Boats may be parked in the driveway of the owner's lot for no more than forty-eight (48) hours.

### **Section 12: Docks/Boathouses and Bank Stabilization.**

Docks and boathouses constructed by lot owners must be floating. Stationary docks will be permitted in areas where the water level is shallow enough to accommodate the installation of the structural footing needed to secure the dock. Care should be taken to provide a design that is complementary to and in line with the overall design of the home. All docks should have a roof, regardless of whether such dock is a one or two-story design. Full metal roofs are permitted, provided however they must be a neutral color; no bold colors shall be allowed. All docks must comply with the set-back lines and building requirements of the City of Tuscaloosa Lake Division. All docks/boathouses, whether prefabricated or not, are required to be submitted to the ARB and the City of Tuscaloosa Lake Division for approval.

All proposed bank stabilization or similar shoreline improvements must also be submitted to the ARB and the City of Tuscaloosa Lake Division for approval. Seawalls for bank stabilization may be cast-in-place concrete, timber, boulders, or rip rap.

### **Section 13. Tree Clearing and Erosion Control.**

No tree clearing may be done on any lot without approval by the ARB. Additionally, no tree clearing on lake lots can be approved without the approval of the ARB and the City of Tuscaloosa Lake Division. Unapproved tree clearing may result in the requirement of mature trees to be planted on the lot at the discretion of the ARB.

Lot owners shall comply with all easements, this Declaration and any City erosion control ordinances, as applicable.

### **Section 14. Signs.**

No signs of any kind shall be posted or erected within any portion of the neighborhood, including in any Common Area, on any Lot, or any structure or dwelling located on the Common Area. All signs must be professionally prepared. Signs erected by a Lot owner that is located on their lot or dwelling shall not be visible from the road or lake.

Provided however, entry, directional or other signs may be permitted on a temporary basis when the sign is necessary for the marketing and/or development of any home or the neighborhood as a whole. The ARB reserves the right to restrict the color, lettering and placement of such signs.

**Section 15. Approved Architects, Builders, and Suppliers.**

These Design Guidelines have been established to keep the design and quality of construction at a high level throughout the neighborhood. In order to ensure that appropriate standards of design and construction are maintained throughout the neighborhood, all Architects and general contractors / homebuilders are subject to approval by the ARB prior to engaging in any construction activities.

The ARB does not maintain a published list of approved Architects or builders at this time. The ARB reserves the right to develop such a list

## Architectural Review Process

The Design Guidelines formulated by the Architectural Review Board (“ARB”) of Emerald’s Edge are to be used by Architects, designers, and builders who are designing and/or building single-family residences (and/or accessory structures) within Emerald’s Edge. All home designs and designs for any other lot improvements must be approved by the ARB prior to any work commencing, including clearing of a lot.

Plans and specifications showing the nature, kind, shape, color, size, materials, and location of all proposed structures and improvements shall be submitted to the ARB for review and a decision on approval. In reviewing each submission, the ARB may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other considerations. Decisions of the ARB may be based on purely aesthetic considerations.

Each Owner acknowledges that opinions on aesthetic matters are subjective and may vary as ARB members change over time. In the event that the ARB fails to approve or to disapprove any application within thirty (30) business days after submission of all information and materials reasonably requested, the application shall be deemed approved. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Design Guidelines unless a variance has been granted in writing by the ARB.

While the ARB encourages creativity within the context of the requirements of the Design Guidelines, it is important to note that the ARB reserves the right to disapprove any design based solely on aesthetic grounds. It is also important to note that the ARB process neither replaces nor negates other permitting requirements as may be required by law. Additionally, compliance and adherence to these Design Guidelines do not relieve the lot owner, Architect, designer, or builder from compliance with all applicable building codes.

The Design Guidelines and this Review Process are subject to change from time to time as deemed necessary or appropriate by the developer and/or the ARB. It is the responsibility of anyone using the Design Guidelines to use the most up-to-date information available. If there are any questions about whether one is using the most up-to-date version of the Design Guidelines, please contact the HOA for confirmation.

**\*\* All questions regarding the Design Guidelines and required submittals, along with the submittals themselves, shall be sent to [ARB@emeraldsedge.com](mailto:ARB@emeraldsedge.com). \*\***

All home designs and any other lot improvements must be approved by the ARB prior to any work commencing, including clearing of a lot. Refer to Appendix A - Design Submittal Form for more detailed information regarding the submittal and approval process.

**The Design Review and Submittal Process shall be as follows:**

**Step One: Design Guidelines and ARB Review Process Review.**

Upon or prior to purchasing a lot, the Purchaser/Owner shall review a current copy of the Emerald's Edge Design Guidelines, including any amendments.

**Step Two: Architect and Builder / Contractor Review.**

Prior to any design work being performed, Owner shall acknowledge acceptance of the Design Guidelines by signing this page. This page shall be submitted along with the name of the Owner's proposed Architect and Builder / Contractor to the ARB for review and approval to ensure such Architect and Builder / Contractor are approved to perform work in Emerald's Edge. To streamline the approval process, it is strongly recommended that a link to the Architect or Builder's digital portfolio or images of their work be provided as supplemental material.

**Step Three: Preliminary Design Review.**

The Schematic Design Review is the first step in the design submittal process, and is intended to allow the ARB to provide input during this key stage of design. Submittal requirements are set out in "**Form A: Preliminary Design Review**" application.

**Step Four: Construction Drawing Review.**

Construction Drawing Review occurs following approval of the Schematic Design Review submittal. After addressing all comments posed during the Schematic Design Review phase, final construction drawings shall be submitted for review/approval, as well as the "**Form B: Construction Drawing Review**" application. These drawings must be approved by the ARB prior to starting construction.

**Step Five: Final Record Set of Drawings.**

A Final Record Set of Drawings that incorporate ARB redlines from the Construction Drawing Review shall be submitted to the ARB along with "**Form C: Final Record Set of Construction Drawings**".

**Step Six: Site Reviews.**

The ARB will make periodic site visits to observe construction, and will point out deficiencies or unapproved changes to the Owner, Architect, and/or Builder/Contractor so that such deficiencies or unapproved changes can be addressed and corrected.

**Proposed Changes.**

**Major Changes.**

Any significant or material change(s) made to the Construction Drawing will require resubmission to the ARB for approval. Resubmission should be made using **“Form C: Final Record Set of Construction Drawings”** and shall include all required elements of the submission. Significant or material changes are any alteration to the original plans that substantially impacts the overall structure, appearance, functionality, or time for completion. Changes in one or more key design components will be considered “significant” or “material” and must be resubmitted to the ARB for review and approval. If there is any question as to whether a change is significant or material

**Minor Changes.**

All changes to the Schematic Design and/or Construction Drawings shall be promptly submitted to the ARB for approval. The proposed changes should be submitted by the Owner, Architect, and/or Builder/Contractor using **“Form D: Minor Change Application”**. The form should include a detailed description of the proposed change(s), along with a description of the change in material, color, placement, application, etc.

**Request for Variance.**

Requests for a variance or deviation from the Design Guidelines must be made in writing to the ARB. The submission should be made using **“Form E: Request for Variance”** include reference to the specific guideline for which the variance is being requested, along with a brief rationale of the need for the request. Any variance granted by the ARB shall be considered a one-time approval and will not serve as precedent for future deviations or decisions.

**As the Lot Owner/Purchaser, I have read and agree with the above policies.**

PRINTED NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

# **Appendix A - Design Submittal Forms**

# **Form A: Preliminary Design Review**

**Form A: Preliminary Design Review**

**(page 1 of 2)**

**Lot Number:** \_\_\_\_\_

**Lot Acreage:** \_\_\_\_\_

**Owner(s):** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Architect/ Designer:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Landscape Architect/ Designer:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Builder (if selected):** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Form A: Preliminary Design Review continued...**

**(page 2 of 2)**

Submit the following drawings, at a minimum, with all sheets combined into a single PDF file.

- Certified Topography Survey showing all boundary lines.
- Site Plan at a minimum scale of  $1/16'' = 1'$ .
- Floor plan(s) at a minimum scale of  $1/4'' = 1'$ .
- Exterior Elevations at a minimum scale of  $1/4'' = 1'$ .
- Square Footage estimate.
- Dock/ Boathouse Drawings (including placement on shoreline and seawall, if applicable).

**Note:** *House drawings may be submitted as hand-drawn concept sketches for this submittal.*

## **Form B: Construction Drawing Review**

**Form B: Construction Drawing Review**

**(page 1 of 3)**

**Lot Number:** \_\_\_\_\_

**Submission No.:** \_\_\_\_\_

**Owner(s):** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Architect/ Designer:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Landscape Architect/ Designer:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Builder (if selected):** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

Submit the following drawings, at a minimum, with all sheets combined into a single PDF file.

- Certified Topography Survey showing all boundary lines.
- Site Plan at a minimum scale of  $1/16'' = 1'$ , with clearing limits identified.
- Floor plan(s) at a minimum scale of  $1/4'' = 1'$ .
- Roof Plan at a minimum scale of  $1/4'' = 1'$ .
- Exterior Elevations at a minimum scale of  $1/4'' = 1'$ .
- Foundation Plan at a minimum scale of  $1/4'' = 1'$ .
- Lighting Plan(s) to include all exterior lighting.
- Detailed drawings (with material data) as needed to specify windows, door, siding, stone, roofing, eaves, gutters, trim, etc. All proposed exterior colors shall be included.
- Landscape/ Hardscape Plan at a minimum scale of  $1'' = 10'$ .
- Dock/ Boathouse drawings, including plan, elevations, and placement on shoreline. Include seawall if applicable.
- Square Footage data (heated/ cooled and unheated/ uncooled areas listed separately).
- Landscape Design (proposed tree and shrubbery type/ name/ color)

**Note:** Be sure to obtain ARBC approval for these drawings before sending out for final bidding and for construction.

Lot Number: \_\_\_\_\_

Total Heated / Cooled Area: \_\_\_\_\_

Total Unheated/ Uncooled Area: \_\_\_\_\_

Material Description	Application	Color/ Finish
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☞ Driveway: _____		
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☞ Entry walk: _____		
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☞ Foundation: _____		
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☞ Water Table: _____		
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☞ Siding: _____		
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☞ Corner Boards: _____		
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☞ Window/ Door Trim: _____		
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☞ Rafter Tails: _____		
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☞ Soffit/ Eaves: _____		
------------------------	--	--

☞ Porch Floor: _____		
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☯ Porch Ceiling: \_\_\_\_\_

\_\_\_\_\_

☯ Exterior Doors: \_\_\_\_\_

\_\_\_\_\_

☯ Windows: \_\_\_\_\_

\_\_\_\_\_

☯ Garage Door: \_\_\_\_\_

\_\_\_\_\_

☯ Roofing: \_\_\_\_\_

\_\_\_\_\_

☯ Gutters: \_\_\_\_\_

\_\_\_\_\_

☯ Chimney: \_\_\_\_\_

\_\_\_\_\_

☯ Dock: \_\_\_\_\_

\_\_\_\_\_

☯ Accessory / Exterior Building: \_\_\_\_\_

\_\_\_\_\_

☯ Misc.: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Estimated Time For Completion:** \_\_\_\_\_

**Form C: Final Record Set of Construction Drawings**

**Form C: Final Record Set of Construction Drawings**

**(page 1 of 1)**

**Lot Number:** \_\_\_\_\_

**Total Heated / Cooled Area:** \_\_\_\_\_

**Total Unheated/ Uncooled Area:** \_\_\_\_\_

**Owner(s):** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Architect/ Designer:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Landscape Architect/ Designer:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Builder (if selected):** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

Submit the following drawings, at a minimum, with all sheets combined into a single PDF file.

- Certified Topography Survey showing all boundary lines.
- Site Plan at a minimum scale of  $1/16'' = 1'$ , with clearing limits identified.
- Floor plan(s) at a minimum scale of  $1/4'' = 1'$ .
- Roof Plan at a minimum scale of  $1/4'' = 1'$ .
- Exterior Elevations at a minimum scale of  $1/4'' = 1'$ .
- Foundation Plan at a minimum scale of  $1/4'' = 1'$ .
- Lighting Plan(s) to include all exterior lighting.
- Detailed drawings (with material data) as needed to specify windows, door, siding, stone, roofing, eaves, gutters, trim, etc. All proposed exterior colors shall be included.
- Landscape/ Hardscape Plan at a minimum scale of  $1'' = 10'$ .
- Dock/ Boathouse drawings, including plan, elevations, and placement on shoreline. Include seawall if applicable.
- Square Footage Data (heated/ cooled and unheated/ uncooled areas listed separately).
- Final Landscape Design (to include names and colors of all trees and shrubbery).

## **Form D: Minor Change Application**

**Form D: Minor Change Application**

**(page 1 of 2)**

**Lot Number:** \_\_\_\_\_

**Owner(s):** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Architect/ Designer:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Landscape Architect/ Designer:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Builder (if selected):** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_



## **Form E: Request For Variance**

**Form E: Request For Variance**

**(page 1 of 2)**

**Lot Number:** \_\_\_\_\_

**Owner(s):** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Architect/ Designer:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Landscape Architect/ Designer:** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Builder (if selected):** \_\_\_\_\_

**Telephone Number:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

