

# “THE LEGACY”

AT

OAK TREE

## DESIGN CRITERIA REVISED 2006

### **I. Design Approach**

The design control appendix is one of the most important sections found in The Legacy sub-associations' Covenants, Conditions and Restrictions (CC&R's). The design criteria found in these controls have been carefully thought out by our professional design team. The collaboration of the design professionals have resulted in a set of design criteria to ensure that all structures, landscaping, and common areas are of comparable high quality and appearance to create a most homogenous community of high-end homes. It is the adherence to this section that will create the high quality of homes and help to maintain and increase property values over time.

Although each property owner is encouraged to develop different and unique exterior designs, to create interest and diversity, the design controls mandate the incorporation of certain prescribed common features:

- i) Steep-Pitched Roof (12 in 12 slopes) using slate, grand manor or comparable product
- ii) Heavy wood-framed windows, with or without metal cladding
- iii) Heavily landscaped properties [the greater of five percent (5%) of home cost, or \$25,000.00, excluding grass and irrigation].

These common elements will weave a design concept throughout the community to create a strong feeling of a traditional, old-world design.

This feeling of traditional, old-world will also be accentuated in the materials, products and designs of the common area elements. The dry stacked, stone walls, the stone guard house with slate roof, the iron security gates, the traditional street lamps, the heavy landscaping, the stone bridge and pond fountains will create the perfect setting for this unique community.

The strict adherence to these design controls coupled with the professional maintenance of all the properties will make The Legacy a cut above any other community in Oklahoma, or anywhere else in the United States.

## **V. Design Criteria**

**1.1 Home Design.** The owner has the right to select his/her designer/architect, however, the design must adhere to the original concept for The Legacy and meet the following standards.

*Minimum Size* – Homes in The Legacy will have a minimum size of 2500 sq ft of air-conditioned space. Two story, or one/one-half story homes will have a minimum ground floor of 2000 sq ft.

*Exterior Wall Finishes* – Exterior walls will be built with brick, textured stone, Stucco, or may have some features in natural slap and gap wood features.

*Roof Design and Material* – All roofs must be designed with a minimum pitch of 12 in12 slope and utilize select slate, grand manor or comparable product. No antennas or satellite dishes are allowed on the roof. All roofs shall have a 50-year warranty.

*Exterior Windows* – All exterior windows will utilize Marvin Wood Windows or a comparable product with or without metal cladding. The glass shall have a 10-year guarantee.

*Exterior Doors* – All exterior doors will be a product that utilizes solid core wood doors. All doors will have a minimum recess of 12” from the plane of the exterior walls.

*Garages* – Garages must side on rear entry, and have a minimum space for two (2) cars. Garage doors shall be a four-panel minimum, roll-up type door. All doors to be recessed 24” from the place of the exterior wall.

*Miscellaneous Equipment* – All aboveground-mechanized equipment, pool equipment, electrical switch gears, garbage containers and other outdoor facilities must be screened by walls or landscaping so as it does not affect the views from the streets or other lots.

*Fencing* - Fencing for side and rear yards will be iron, painted black, at a maximum height of four feet (4').

*Existing Vegetation* – Utmost care is to be exercised to protect hardwood trees and pines of 3" caliper or more.

*Lot Grading* - The Legacy has spectacular topography. This natural topography should be maintained whenever possible, and mass grading and severe retaining walls are discouraged.

*Retaining Walls* – All on-site retaining walls must be faced with natural stone.

*Entrances and Driveways* – A minimum amount of landscape on driveways and walkways is encouraged.

*Mail Boxes* – Standard design that has been selected for all lots and constructed of ornate iron product.

*Exterior Lighting* – Landscaping highlighting is encouraged, both for visual enhancement, as well as security. Security lights that impact other properties are prohibited.

*Building Setbacks* – Minimum setback requirements are:

Front Yard – 15 feet

Side Yard – 5 feet

Rear Yard – 20 feet on golf course and lake, 15 feet on interior

**2.1** Owners shall submit a comprehensive landscape plan prepared by a State registered Landscape Architect. The landscaping shall be installed no later than 60 days after the Certificate of Occupancy is issued.

*Minimum Expenditure* – Not including the turf and irrigation system, all residents will spend at a minimum of 5% or \$25,000 (whichever is higher) of the cost of the house on landscaping.

*Trees* - All trees planted on any lots shall be selected from the approved plant species list on Attachment "A". Owners shall plant a minimum of five (5) trees per lot, of which shall have a minimum of 3.5" to 4" caliper.

