



OAK RUN

"SIMPLICITY IS THE ULTIMATE FORM OF
SOPHISTICATION."

LEONARDO DA VINCI

DESIGN GUIDELINES

**"OUR APPROACH WAS DECEPTIVELY SIMPLE,
LET NATURE DOMINATE AND USE ARCHITECTURE TO FRAME THE EXPERIENCE."**

BROOKS WALKER, LEED AP

PRINCIPAL / FOUNDER, WALKER WARNER ARCHITECTS



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OUR ETHOS

Oak Run is a place where homes have a quiet and understated elegance. Here, nature and the built form rest easy with one another.

Its design allows it to be an oasis for those longing for more space where residents can enjoy a contemporary design aesthetic that compliments the natural environment that surrounds their home.

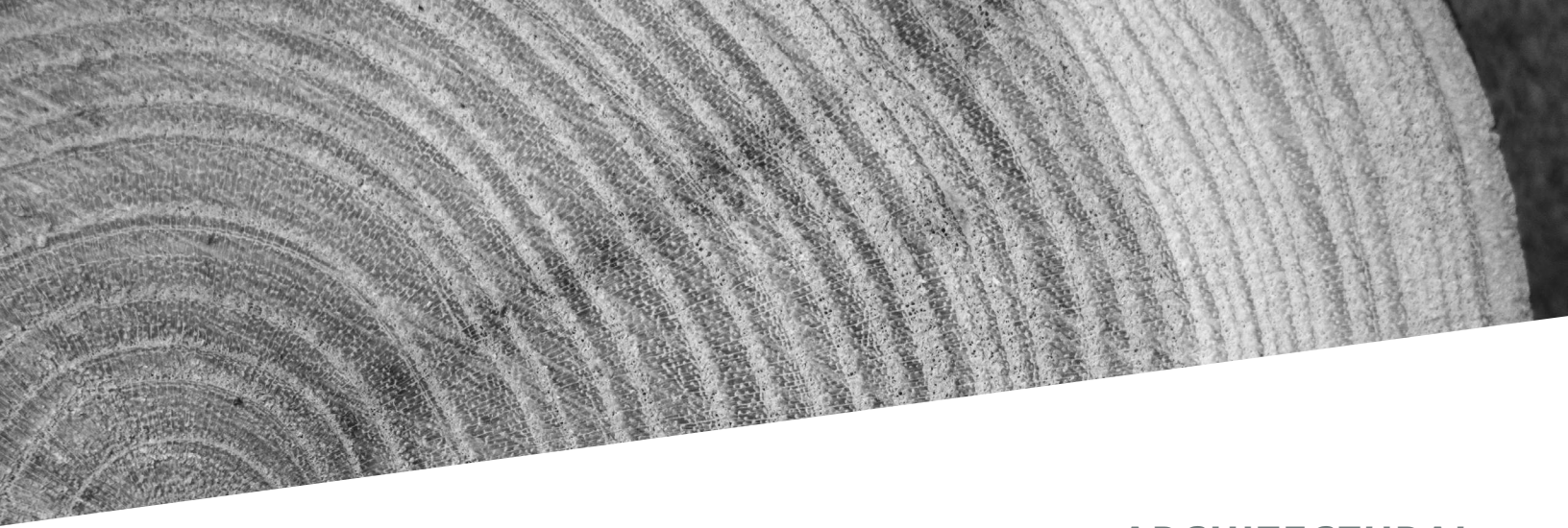
Our goal in creating Oak Run is to foster a better way of living. Multigenerational living and a deeper connection with friends and family is the spirit that drives our dreams for the Oak Run community. The homesites at Oak Run are uniquely spacious enough to achieve all these goals.

We believe that Oak Run will be valued and cherished by our residents for generations to come and will represent a stunning architectural achievement for West Feliciana and St. Francisville.

THE LOCATION

Tucked away on 38 acres off of tranquil Hwy 966—a private world that is secluded yet well-connected. Oak Run is ideal for people who want to create a personal sanctuary surrounded by natural beauty on one to two acre homesites. Just a short drive from the amenities of both St. Francisville and Baton Rouge, it is the perfect blend of the best our area has to offer.

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ARCHITECTURAL STANDARDS



ARCHITECTURAL INTENT

At its essence, Oak Run is based on a contemporary interpretation of a traditional vernacular. This stylistic approach integrates the beauty and simplicity of traditional forms within the rural context and the natural wooded environment of West Feliciana.


We aim to distill this original archetype into a palette that is instantly recognizable and yet more compatible with today's contemporary living. Objectively, this redefined style maintains the general massing, scale, and inherent simple detailing that are familiar, but eliminates the superfluous ornamental elements. This translates into simple designs with tight skinned building details that aim to accomplish their functional goals with minimal decorative flourish.

(Note: The contemporary aesthetic of Oak Run is distinctly different from modernism, which was prevalent throughout the mid-twentieth century.)

The goal is to keep the innate simple charms inherent to our heritage while facilitating the design of contemporary living environments that better reflect today's values and support a more restorative lifestyle.

While some materials within the simple palette harken to the past, e.g., brick, siding, and wood, some materials provide a contemporary edge, e.g., steel, metal cladding, and even concrete. The key to a successful design lies in a balanced juxtaposition of old and new that strives to achieve the simple modern elegance of the community.

The development aims to establish a sense of place. When done correctly, place creates a living space that extends beyond the front doors of each dwelling. It engages the surrounding site and allows the residents to know they are part of something greater than their individual selves; a community. In trying to achieve a sense of place, it is important to maintain a strict architectural covenant that provides



continuity amongst the different residences, all while allowing each owner to develop a unique design that adds to the whole.

Oak Run celebrates a home's harmonious integration into its surrounding landscape. Simultaneous indoor and outdoor living is part of daily life. It is a contemporary narrative that speaks to the history of the site, bespoke quality, craftsmanship---all artistically rendered to reflect the beauty of nature.

**ALL CONSTRUCTION
SHALL EMBRACE:**

- **SIMPLE MASSING**
- **CLEAN LINES**
- **CONTRASTING MATERIALS**
- **ENGAGEMENT WITH NATURE**

PROHIBITED ARCHITECTURAL STYLES

Oak Run is committed to contemporary architecture that embraces and pays homage to the vernacular roots of the region.

Styles not allowed within Oak Run include, but are not limited to: Bungalow, Cape Dutch, Classical, Colonial, Creole, French, Georgian, Greek Revival, Modernism, Spanish, Tudor, Tuscan, Victorian, West Indies, as well as local vernacular or agrarian architecture that does not have strong contemporary detailing.

The following images represent various design aesthetics that would **not** be appropriate for integration into Oak Run.



Massing and Roof Lines

This home immediately reads as innately traditional for the aesthetic of Oak Run. The design lacks hierarchy and there are too many bump outs and overly complicated roof lines.

Gables should only occur on the main building mass and should not be used as embellishment.



Cottage

With a few modifications, this home would be well suited to the Oak Run aesthetic. The overall massing of the structure is simple and there isn't any superfluous ornamentation. There is a strong contrast between the dark siding and the natural stone chimney, which gives it a slight contemporary edge.

In order to be more appropriate, the structure would need a metal roof. Homes within Oak Run should also have larger windows in order to strengthen the relationship between interior and exterior.



Traditional

While this is a beautiful home, the awning, dormer, and porch make it overly traditional for the design intent of Oak Run. Homes should also embrace contrasting materials and finish selections.



Mediterranean

Stylistically, this home has very little in common with the Oak Run aesthetic. It is, however, very successful with establishing a connection to the outdoors through its expansive windows. A few material changes and simplification of the gable would bring this much closer to the Oak Run style.



Modernism Without Vernacular Roots

While we appreciate the modern lines and strong juxtaposition of materials, the Oak Run vision seeks to blend these elements with a massing that pays homage to the vernacular architecture of the area.



Overly Agrarian / Utilitarian

This home shows a clear connection to the rural vernacular that you might find in the area. However, it lacks the contemporary detailing that reflect the lifestyle of Oak Run and its residents.

BUILDING WALLS

Types Prohibited: Vinyl siding, prefabricated or modular construction, and panelized building material.

Type I Siding: Exterior siding, including trim and fascias, shall be made of smooth cement board. Vertical siding, horizontal siding (4"-8" exposure), and board and batten are allowed (one configuration allowed on main mass). Colors per exterior finish standards.

Type II Stucco: Stucco is allowed over wood, metal frame, or masonry construction. Stucco shall have a smooth limestone finish and may only be used on secondary massing elements or as an accent feature. Colors per exterior finish standards.

Type III Masonry: Brick or stone may only be used on secondary massing elements and as an accent feature. Brick may be stucco parged, painted, or left natural. Natural brick and stone must be a natural sandy tone. Painted brick must follow the pre-approved exterior paint selections.

Type IV Wood: Shall be distressed, painted, stained, or sealed. Wood is encouraged as a secondary massing element or accent feature. Shou sugi ban charred wood is also allowed.

Type V Metal: Flat seam metal panels and corrugated metal may only be used on secondary massing elements or accent features. Metal panels shall be per exterior finish standards.

Type VI Concrete: Poured in place concrete may be utilized in shades of gray only. Concrete is encouraged as a secondary massing material.

CONFIGURATION & TECHNIQUES

Building walls shall be one color per material used. Walls of a single building must be built in a consistent configuration. An alternate material may be used on secondary massing or accent elements. Wood clapboard shall be horizontal. Wall materials shall only be allowed to change at an inside corner. Colors per exterior finish standards and subject to approval from the Oak Run DRB.

Siding shall be horizontal, maximum 4" to 8". Lap joints to the weather.

Stucco shall be steel troweled, limestone finish, or a sack wash over brick.

The following shall not be permitted: window air-conditioning units, exposed exterior fluorescent lights, exposed exterior flood lights, above ground pools, antennas, and direct vent fireplaces.

Variances may be granted on the basis of architectural merit.

BUILDING ELEMENTS

Chimneys shall be of a material different from that of adjacent walls and shall be finished with stucco, brick, or stone per the pre-approved exterior finish standards. Flat seam metal panels per exterior finish standards may be used (per SMACNA details). Exposed metal flue shall be cylindrical in form.

A **water table**, if provided, shall be brick, concrete, or stone.

Columns shall be made of wood or steel (painted or clear sealed). Allowable steel sections: tube, pipe, W-shape.

Metal elements shall be copper, natural-colored galvanized steel, anodized or powder coated aluminum, or marine-grade aluminum per exterior finish standards.

Driveways may be concrete, asphalt, or crushed aggregate with a concrete barrier.

Each owner shall install on the primary elevation a minimum of one **light fixture** consistent with the architectural intent of Oak Run. Fluorescent lights and exterior flood lights shall not be permitted.

The following shall be subject to approval from the Oak Run DRB: brick and stone selections, mortar colors, fence designs and exterior light fixtures.

Carports are not allowed.

Mailboxes shall be in keeping with the aesthetic of the home.

CONFIGURATION & TECHNIQUES

Posts shall be no less than 6" by 6" nominal.

Trim shall be used sparingly to support the architectural intent of Oak Run. Corner trim and exterior casement trim shall be 1x6 nominal max. Skirt boards shall be 1x12 nominal max. Roof and eave trim shall be 1x6 max. Metal trim may be used around windows to eliminate casing material. Built-up cornices, friezes, and trim profiles are not allowed.

The following shall be permitted only in rear yards and where not easily visible from street or public areas: handicap ramps, HVAC equipment ("silent" models preferred), utility meters, satellite dishes, permanent grills, permanent play equipment, hot tubs (those at ground level must be covered), and garbage collection equipment.

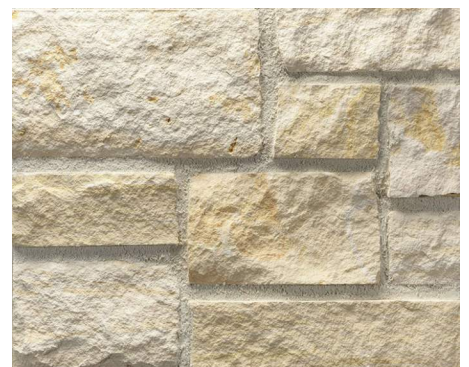
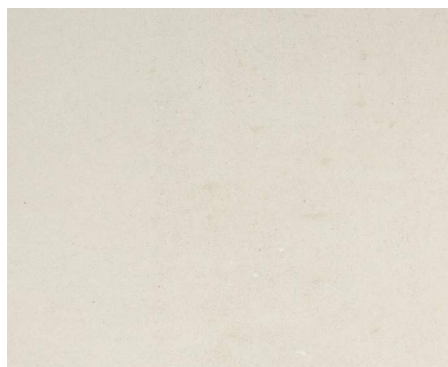
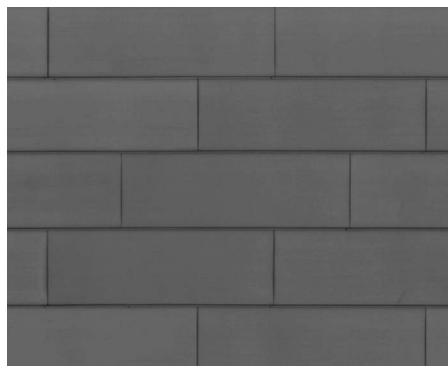
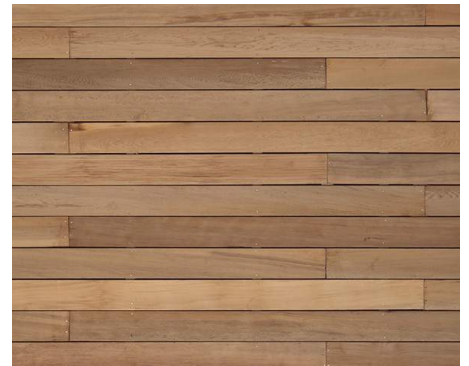
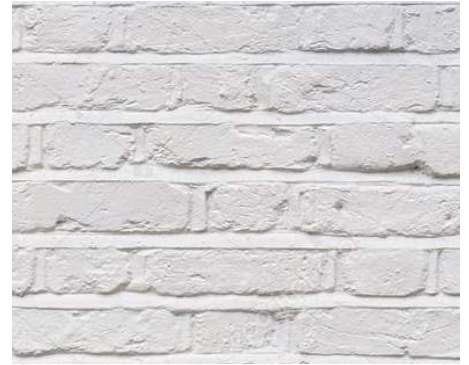
PRIMARY WALL MATERIALS

Smooth fiber cement lap siding, board and batten siding, or wood. Contemporary interpretations and configurations of these traditional materials are encouraged.



ACCENT MATERIALS

Natural sandy tone brick, painted brick, shou sugi ban charred wood, stained or clear sealed wood, flat seam metal panels, board formed concrete, stucco, or rectangular stone in a natural sandy tone.



ROOFS / AWNINGS / CANOPIES

Sloped roofs shall be clad with a metal roof. Metal roofs shall be corrugated metal (galvanized), 5-V CRIMP, architectural standing seam, or flat seam (per SMACNA detail figure 6-3 and 6-4 in the architectural sheet metal manual, 6th edition). Asphalt shingles shall not be allowed. Colors per exterior finish standards.

Gutters and downspouts, when used, shall be made of galvanized steel, copper (not copper coated), or pre-finished in colors per exterior finish standards. (Berridge Cityscape shall be excluded from allowable options.)

Copper may be allowed by the DRB based on architectural merit. Copper roofs, flashing, gutters, and downspouts shall be allowed to age naturally (not painted or sealed).

CONFIGURATION & TECHNIQUES

Principal roof on all freestanding buildings shall be a gable or shed sloped unless approved by the DRB. Hip roofs will not be allowed.

Secondary roofs (attached to walls or roofs) may be shed sloped a minimum of 3 slopes less than principal roof. Flat roofs are acceptable.

Roof overhangs are not required. Eaves shall be continuous, unless overhanging a balcony or porch. Wood rafter tails shall be painted or stained (if species permits). Wood rafter tails shall be plumb cut or may incorporate one simple aesthetic profile cut. Steel rafter tails (truss extensions) shall be painted or clear sealed.

Gutters and downspouts Half round and box style gutters will be allowed. Ogee or K-style gutters are prohibited. Downspouts shall be round unless approved by the DRB in advance. Downspouts shall be placed at the corner of the building least visible from the street.

No through **roof penetration** for mechanical or electrical devices shall be allowed to penetrate the roof at the building's primary frontage. Approved penetrations will be of color to match the roof. (Please keep in mind that corner lots have two frontages.)

Solar panel placement must be approved by the DRB and should be located in areas least visible from thoroughfares and public open space.

Excessively complicated roofs are not allowed.

Overlapping gables are not allowed.

DRB= Design Review Board

WINDOWS & DOORS

Doors shall be of wood, metal, or glass.

Windows and storefronts facing the primary frontage line of the lot shall be wood, steel or aluminum clad. Windows on the rest of the structure may be architectural vinyl where not visible from the public realm (street or public open space). Glass shall be clear with no greater than 14% reflectivity. Factory applied energy efficient coatings are allowed. Custom colored tinting is not allowed. It should be noted that corner lots will have two primary frontages and the requirement for premium grade windows will apply to both frontages. This requirement will apply to lots with a second frontage on an adjacent street or public open space (lots 1, 6, 7, 22, 23, and 27).

Security doors and window security grilles are not allowed.

Shutters shall be made of wood, steel, aluminum, or a combination of those materials. Shutter color shall contrast with the associated wall that they are placed on.

Curved windows shall not be permitted.

CONFIGURATION & TECHNIQUES

Windows shall generally be rectangular and vertically proportioned. Transoms may be oriented horizontally with panes which match other configurations. The window sash shall be located interior to the centerline of the wall.

Window muntins are encouraged and shall be true divided light or have an SDL grille. GBG grilles are prohibited. Window lites shall generally have a square or vertical proportion.

Garage doors shall be factory painted or stained. Frosted glass is allowed. Traditional raised panel garage doors are not allowed.

All **shutters**, if provided, must be operable and sized to match the opening. Shutters shall be of contemporary design. Overly traditional shutters will not be allowed.

There may be no **circular or hexagonal windows** on any principal elevation.

While Oak Run respects a desire for privacy, there will need to be a sufficient amount of glazing on the primary frontage in order for the structure to effectively engage the street and enforce a community atmosphere.



EXTERIOR METAL FINISHES FOR ROOF AND WALL ASSEMBLIES

Roof

Sloped roofs shall be clad with Berridge Matte Black, Berridge Charcoal Grey, Berridge Cityscape, or Berridge Acrylic-Coated Galvalume. Metal roofs shall be corrugated metal, 5-V crimp, standing seam, or flat seam. (or approved equivalent)

Wall Assemblies

Flat seam metal panels may only be used on secondary massing elements or accent features. Metal Panels shall be Berridge Matte Black, Berridge Charcoal Grey, Berridge Cityscape, or Berridge Acrylic-Coated Galvalume (or approved equivalent).

*Copper (not copper coated), may be allowed based on architectural merit.

**Berridge Cityscape will not be allowed for gutters and downspouts.



**BERRIDGE
MATTE BLACK**



**BERRIDGE
CHARCOAL GREY**



**BERRIDGE
CITYSCAPE**



**BERRIDGE
ACRYLIC-COATED GALVALUME**

*Please refer to an actual Berridge swatch for the most accurate color representation.

EXTERIOR PAINT FINISHES

A simplified color palette will help to ensure architectural harmony within Oak Run. The exterior siding on the primary massing of all homes in Oak Run shall be one of the following colors: Sherwin Williams Pure White, Zircon, African Gray, Web Gray, Iron Ore, or Tricorn Black. (Building walls shall be one color per material used.)

Stucco and painted masonry on secondary massing elements shall also adhere to these colors. Paints for masonry applications shall have a flat finish.

An accent color, for items such as the front door, may be used subject to approval from the Oak Run Design Review Board.

All paint selections shall be "premium grade" or better.

VISUAL CONTRAST

To support the contemporary vision, structures should embrace variation throughout their facades and massing. This desired contrast can be achieved through alternating materials, colors, and textures.

Oak Run encourages the stark opposition of elements such as aged wood and sleek metal, natural stone and black board & batten. While homes should refrain from using too many materials or colors that will detract from the contemporary and minimalist character, all structures should utilize a strong contrast in design elements somewhere on the structure.

Designs should also take into account any existing structures on neighboring lots. Efforts should be made to ensure that exact material or color combinations are not duplicated in a similar fashion.

PURE WHITE
SW 7005

ZIRCON
SW 7667

AFRICAN GRAY
SW 9162

WEB GRAY
SW 7075

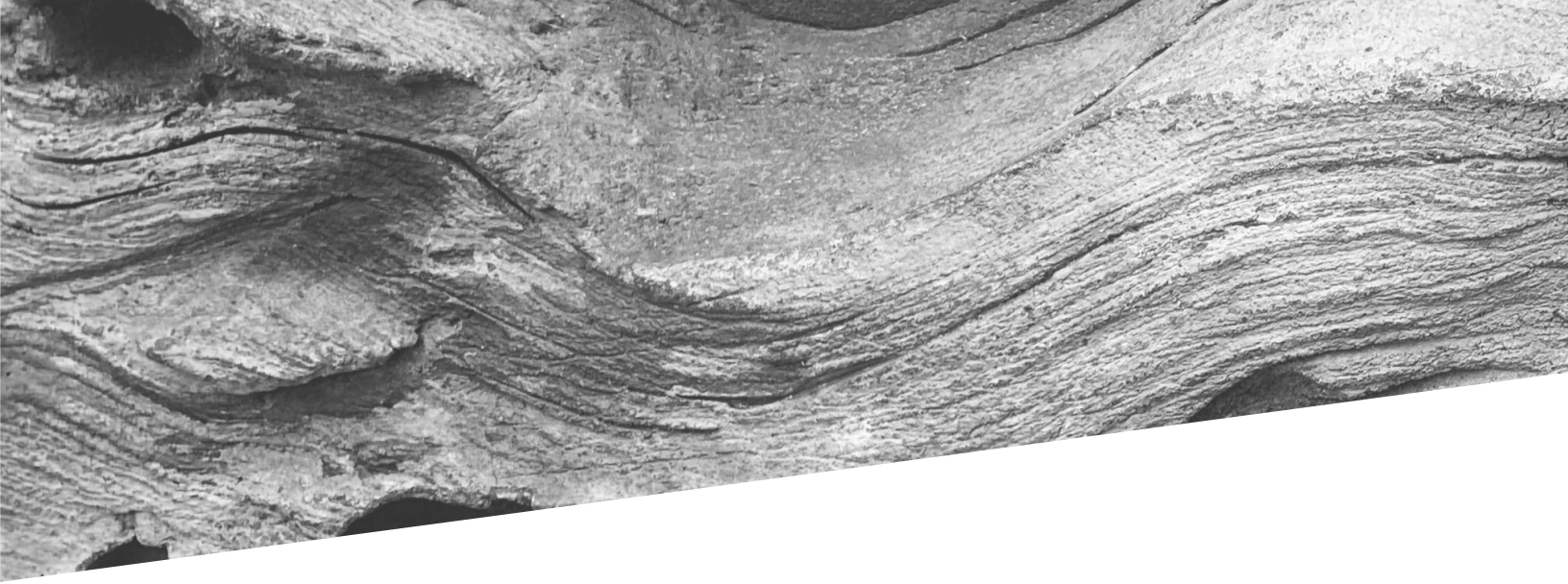
IRON ORE
SW 7069

TRICORN BLACK
SW 6258

*Please refer to an actual Sherwin Williams swatch for the most accurate color representation.



URBAN REGULATING STANDARDS



BUILDING SETBACKS

Front: 45' min
Side: 10' min
Rear: 35' min

No structure shall encroach any setback. Specific placement of structures on the site should be thoughtfully considered in response to existing components such as water features, topography, and existing vegetation. Building placement shall be chosen so that substantial trees and topography are not disturbed. The siting of all buildings will need to be approved by the Oak Run Design Review Board (DRB).

GENERAL INSTRUCTIONS

Corner Lots

Buildings occurring on corner lots shall be treated as though they have two primary frontages. The architecture shall show primary facades to both frontages. Each of these elevations shall be articulated with equal importance. This requirement shall apply to lots with a second frontage onto an adjacent street or public area. (Lots 1, 6, 7, 22, 23, and 27)

Building Size

The size of the main dwelling structure shall be a minimum of 2,000 square feet.

Parking

Automobile storage of adequate size and access shall be provided within the lot at the minimum ratio of 1 places per dwelling but not more than 4 covered spaces. Access to parking off primary streets shall be in a configuration as shown in the Building Placement Guidelines.

Existing Vegetation

Every effort shall be made to retain as many existing trees on site as possible in order to retain the beautiful rural character of Oak Run. Removal of significant trees may be approved by the Design Review Board (DRB) if it can be shown that they pose a hindrance in the development of the lot.

Secondary / Tertiary Structures

All structures built within Oak Run shall follow the rules stated in the Architectural Standards. This applies, but is not limited to: guesthouses, storage buildings, pool houses, shade structures, canopies/pavilions, etc.

Equipment

All mechanical equipment, pool pumps, etc shall be screened from the view of any neighboring lot, thoroughfare, and/or public open space.



HORIZONTAL PLACEMENT INSTRUCTIONS

Fences, Garden Walls, and Landscape Buffers

Where provided, fences (3'-6") may be built on the primary frontage line as well as any side or rear lot lines. Garden walls (7') shall not be built between the frontage line and the front setback line, but may be built coplanar to the front wall of the primary facade (or beyond) and along the side and rear property lines. The Design Review Board may approve garden walls between the front setback and the street under certain circumstances. This will only be considered in situations where the garden wall does not interfere with the building's ability to engage the street. Please review Fence and Garden Wall Standards.

Gates across the driveway shall not be permitted. They may be considered by the DRB only at the front setback (or beyond) so that they may shield parking areas from view.

Parking

Parking placement shall be perpendicular to side property lines. The garage shall not be allowed forward of the primary structure or serve as the primary facade along the street frontage. It shall occupy no more than 35% of the aggregate facade along the primary frontage. There shall be a maximum of a single width driveway not exceeding 12 feet wide from the front property line to the front facade line. No drive or parking area should encroach any side setback unless fully shielded by an approved garden wall.

Parking courts will not be allowed in front of any home. Garage doors on lot 1 and 27 shall not be visible from Hwy 966.

RV and Boat Storage

RVs and boats may be stored on a lot and are not required to be in a storage building. If simply stored on site, the RV or boat shall not be visible from any thoroughfare or public open space. The RV or boat storage area shall be screened if in the immediate vicinity of a side lot line by landscaping or garden walls. If the homeowner decides to build a storage building, all structures must follow the Architectural Standards.

VERTICAL PLACEMENT INSTRUCTIONS

Main Entry

A porch in the traditional sense will not be required. However, Oak Run firmly believes in fostering a strong connection with the site. Homes should have a thoughtfully designed entry on the primary facade that engages the landscape and the street frontage. Buildings should show no more than six corners to the street frontage.

Main Floor

The first floor level shall be elevated above grade a minimum of 2' at the front entry.

Main Floor Height

The first story interior clear height shall be no less than 10' nor more than 14'. All other floors shall have a minimum interior clear height of 9' and not to exceed a height of 12'. Vaulted and double height ceilings are allowed and may exceed the typical maximum ceiling heights.

Maximum Building Height

2.5 Stories

Roofs

Buildings shall have sloped roofs in accordance with the Architectural Standards.

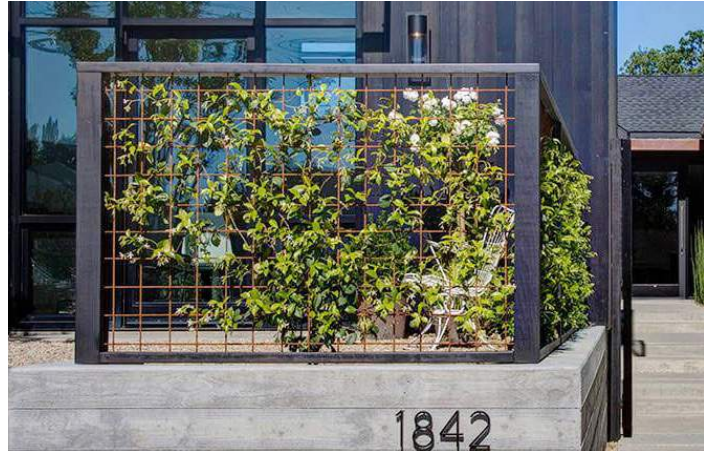
FENCES

The purpose of the fence is to create an edge to the lot. Fences shall be between 3'-6" and 5'-0" in height and may be constructed of metal or wood.

Fences shall generally be of contemporary or rural character. Fences shall be compatible with the Oak Run Architectural Standards. Overly ornate or decorative fencing is not allowed. Fencing may be of a rural character in order to contrast the contemporary architecture while honoring the beauty of the site.

All fencing is subject to approval by the design review board.

* For information on fence placement, see Urban Regulations.



PROHIBITED FENCES

Overly ornate or decorative traditional fencing is not allowed. The sample on the right is overly traditional in its aesthetic.



GARDEN WALLS

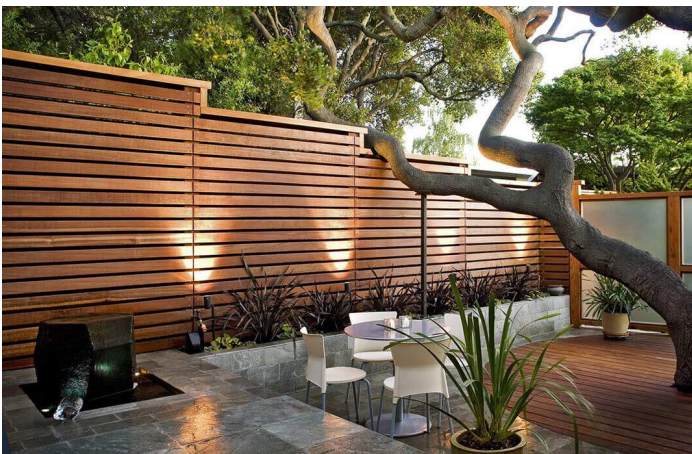
The purpose of the garden wall is to create privacy and to establish an edge to the lot. Garden Walls shall be 7' in height.

Garden walls shall be of a distinctly contemporary or minimalist character. Walls shall be compatible with the Oak Run Architectural Standards. Overly ornate or decorative walls are not allowed.

Garden walls shall be constructed of wood, brick, stone, stucco, or metal. Masonry piers with wood infill may replace solid masonry walls. All wood shall be 5/4" thickness.

All garden walls are subject to approval by the design review board.

* For information on wall placement, see Urban Regulations.



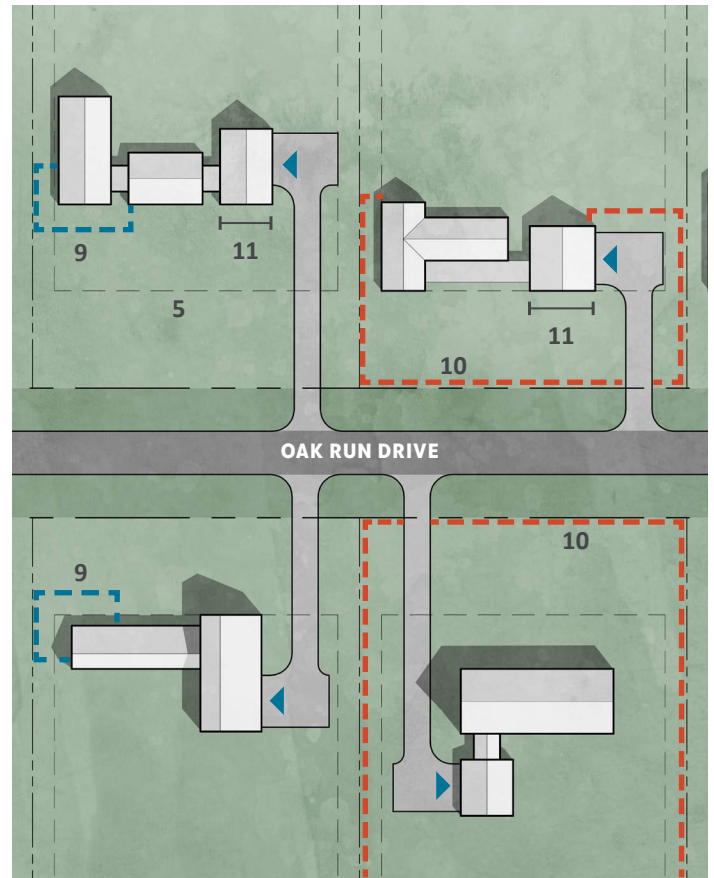
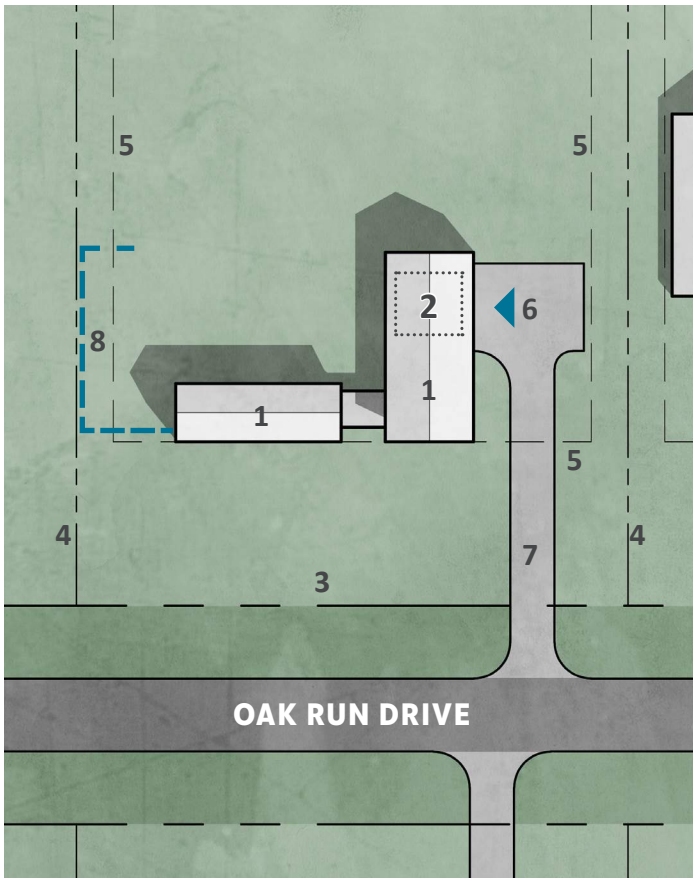
LIVING GARDEN WALL

The height of the shrub wall must be maintained at 7 feet. The spacing for the shrubs depends on the plant type and should be discussed with a Landscape Architect. However, the general shrub spacing should not exceed 3 feet and the height at installation should be a minimum of 5 feet.

The planting should be an evergreen, not a deciduous plant. All garden walls are subject to approval by the design review board.

* For more information on wall placement, see Urban Regulations.





BUILDING PLACEMENT GUIDELINES

1. Building Zone
2. Parking Zone
3. Right of Way (Front Property Line)
4. Side Lot Line
5. Setbacks
6. Parking placement shall be perpendicular to side property lines.
7. There shall be a maximum of a single width driveway not exceeding 12 feet wide from the front property line to the front facade line. Driveway width may increase in size beyond the front facade.
8. Per the Horizontal Placement Instructions, Garden walls (7') may be built coplanar to the front wall of the primary facade (or beyond) and along the side and rear property lines.
9. The Design Review Board may approve garden walls between the front facade and the street under certain circumstances. This will only be considered in situations where the garden wall does not interfere with the building's ability to engage the street. A primary entry shall always be visible and engaged with the street.
10. Per the Horizontal Placement Instructions, where provided, fences (3'-6") may be built on the primary frontage line as well as any side or rear lot lines.
11. Garages will only be allowed on the front facade line if they occupy no more than 35% of the aggregate facade along the primary frontage. The garage shall not serve as the primary facade along the street frontage and the design of them should be indiscernible from the rest of the structure.

LANDSCAPE LIGHTING

In an effort to preserve and protect the rural character and natural beauty of the site, lighting should be carefully selected to avoid light pollution in Oak Run.

Do

- Sufficiently light an entryway so that the home appears welcoming.
- Use light fixtures with cut-off or concealed light sources.
- Use down lighting.
- Low level accenting of facades is acceptable.
- Utilize low level down lighting along paths and walkways.
- Fixtures should be stylistically compatible with the home.

Don't

- Fluorescent and flood lights are prohibited.
- Avoid up lighting.
- Don't attempt to illuminate entire walls or major building masses.
- Large areas of ground should not be illuminated.
- Light levels should not extend beyond a lot's boundaries.



Above is an example of appropriate lighting near an entry. The area is well lit and allows for the safe navigation of steps. All light sources are concealed, pointing down, and the home is not contributing to light pollution.



Above is an example of inappropriate lighting. The home has numerous up lights which are attempting to illuminate the entire building mass. Most lighting should be reserved for entries and illuminating pathways. Lights on a facade should be used sparingly to accent certain areas.



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A dark, textured, charcoal-like background with a diagonal split line separating it from the white area below.

DESIGN REVIEW PROCEDURES



DESIGN REVIEW PROCEDURE

Step 1. Documents Familiarization

- Lot Purchase Agreement
- Design Guidelines
- Declaration of Covenants

Step 2. Concept Review

This review confirms a correct interpretation of the Design Guidelines. Please submit the following information to ensure that the proposed designs meet the intent of Oak Run prior to proceeding with full construction drawings.

- Submit *Form A: Concept Review Application*
- Schematic Drawings
 - Site Plan showing building footprint, setbacks, entries, overhangs, existing trees, parking location, drives & walks with full dimensions.
 - Floor Plans, dimensioned.
 - Roof Plan
 - Elevations indicating all materials, height of each floor, eave, and maximum roof height with pitch.
 - Variances: If there are any variances to the Design Guidelines, submit a description of them and the justification based on merit or hardship.

Step 3. Construction Documents Review

Be sure to submit Construction Document Review paperwork before sending project out to bid.

This review checks the construction documents for compliance with the Design Guidelines and verifies that recommendations made at the concept review have been incorporated. Conformity to applicable local regulations and building codes is the responsibility of your architect and/or builder.

- Resubmit *Form A: Concept Review Application*
(bearing Oak Run's approval)
- Submit *Form B: Materials and Finishes*
- Complete Construction Documents
 - Site Plan showing building footprint, setbacks from all lot lines, entries, overhangs, existing trees, parking location, drives & walks with full dimensions.
 - Floor Plans, dimensioned, showing all rooms and uses, windows and doors with swings indicated, all overhangs, total square footage.
 - Roof Plan
 - Elevations indicating all materials, height of each floor, eave, and maximum roof height with pitch.
 - Details as needed.
 - Landscape Plan delineating trees retained/removed and new planting by common species names.
 - Exterior lighting locations and fixtures.
 - Variances: If there are any variances to the Design Guidelines, submit a description of them and the justification based on merit or hardship.

At Steps Two and Three, Oak Run will approve, approve with stipulations, or deny the submitted documents. No construction or site work may occur on the lot until approval has been granted from the Construction Documents Review.

All construction within Oak Run is subject to approval by the Design Review Board.



DESIGN REVIEW POLICY

Function of the Design Review Procedure: To encourage the architectural harmony of the Oak Run development, the developer and all property owners are bound by regulations defined in the Oak Run Declaration of Covenants and by the requirements contained in this document. To that end, no structure or improvement shall be erected or altered until approvals described in this document have been obtained.

Scope of Responsibility: Oak Run has the right to exercise control over all construction in the development and will also review all alternations and modifications to structures and improvements (even after initial construction is complete), including, but not limited to: painting, exterior renovations, and landscaping.

Enforcing Powers: Should a violation occur, Oak Run has the right to an injunctive relief, which requires the owner to stop, remove, and/or alter any improvements in a manner that complies with the Oak Run Design Guidelines. Approval by Oak Run does not relieve an owner of his/her obligation to obtain any governmental approvals. If such approvals are required and are not obtained by the owner, Oak Run and/or the applicable governmental agency may take whatever actions necessary against the owner to force compliance.

Limitations of Responsibility: The primary goal of Oak Run is to review the submitted applications in order to determine if the proposed construction conforms to the Design Guidelines.

Oak Run does not assume responsibility for the following:

- The structural adequacy, capacity, or safety features of the structure and/or improvement.
- Non-compatible or unstable soil conditions, soil erosion, etc.
- Compliance with any or all building codes, safety requirements, and governmental laws, regulations or ordinances.
- The performance or quality of work of any architect or contractor.

Design Review Board: Membership shall consist of individuals appointed by the Developer.

Review Fees: Review fees are established by Oak Run. Oak Run reserves the right to waive or increase these fees at its discretion.

Review Policy: Oak Run reviews the submission and either grants approval, approves with stipulations, or denies approval. The owner is notified of the decision in writing and/or drawings within thirty days from the date of receipt. One set of plans will be returned with comments. Oak Run may deny approval because the application is incomplete or inadequate. If approval is not granted, a revised application may be submitted and reviewed in the same fashion as the initial application. If the application is denied approval, a formal appeal may be made in writing to the Oak Run Design Review Board.

Application Withdrawal: An application for withdrawal may be made without prejudice.

Variations: All variance requests pertaining to the Design Guidelines must be made in writing. Any variances granted shall be considered unique and will not set precedence for future decisions.

Approval of Builders: All builders must be approved by the Developer to build in Oak Run. A list of pre-approved builders who understand the high quality of construction expected at Oak Run may be available from the Realtor®.

Construction Observation: Periodic site visits may be made by Oak Run while construction is in progress to determine compliance with the approved plans. Oak Run is empowered to enforce its policies as set forth in the Design Guidelines and the Declarations of Covenants by any action, including an action in a court of law, to ensure its compliance.

Waiver and Additional Requirements: The Design Guidelines have been adopted to assist owners with the design intent and review procedure. However, Oak Run and the Design Review Board have the right to waive the Design Guidelines requirements on the basis of architectural merit or demonstrated hardship.



FORM A
Concept Review Application

Lot Number: _____

Owner: _____

Address: _____ Phone: _____

Email: _____

Architect / Designer: _____

Address: _____ Phone: _____

Email: _____

Landscaping: _____

Address: _____ Phone: _____

Email: _____

Builder: _____

Address: _____ Phone: _____

Email: _____

Date Submitted: _____ **Signature:** _____

Form A should be submitted with all items indicated in the Design Review Procedure.



FORM B

Material and Finishes

Lot Number: _____

Please identify the proposed material, color, and finish for all applicable elements below. Also include the manufacturer and specific series or product number for elements such as windows, garage doors, etc. Please submit a reference photo for brick and/or stone selections.

Chimney: _____

Door (main entry): _____

Driveway: _____

Garage Door: _____

Garden Walls / Fence / Gates: _____

Gutters / Downspouts: _____

Lighting (exterior): (submit fixture info) _____

Mailbox (submit design or product): _____

Roofing: _____

Shutters: _____

Soffit: _____

Wall Materials / Colors: _____

Windows: _____

Walkways: _____

Date Submitted: _____ **Signature:** _____

Form B should be submitted with an approved Form A submittal, along with all other items indicated in the Design Review Procedure.

The DRB may request additional information and/or detailing to further understand the intended components and configurations for construction.



DESIGN GUIDELINES

Revised: March 4, 2024

The illustrations in this document are intended to convey the conceptual strategies of land development for Oak Run. Changes can and will be promulgated to accommodate the Developer’s desires. These changes can be made at anytime by the Developer without approval and without cause.

All construction within Oak Run is subject to approval by the Design Review Board.

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