

The Meridian

Summary of Architectural Guidelines

Updated Summer 2018

The following guidelines are taken from the Meridian Amended and Restated Declaration of Covenants, Conditions and Restrictions, dated March 6, 2007. The complete guidelines can be found in the Covenants in Article III, especially in Sections 7,8 and 9. **Prior to** the start of any Construction, an application shall be submitted to the **Meridian Architectural Control Committee (ACC)** along with the required documents.

The vision of The Meridian is to provide a premier gated community with a blend of custom, low maintenance, landscaped residences restricted to 80% of the owners 55 years or older.

It is the objective of the architectural guidelines to establish a benchmark for owners and their contractors to building residences in harmony with the vision of The Meridian and to landscape to preserve the streetscape, continuity and integrity of the neighborhood.

HOA monthly fees (Jan. 2018) - \$85 per lot with corner lots \$75 to pay for street light on their adjoining street corner. This includes lawn care service for front and back yards.

House - Minimum Square Footage / Garages:

For Lots – 1 thru 27 the minimum is 1,500 Square Feet Garden Homes exclusive of porches and garage, with only one structure on each lot.

For Lots – 28 thru 120 and 136 thru 143 the minimum is 1,700 Square Feet exclusive of porches and garage, with only one structure on each lot with no detached structures. House shall be started within one year after purchasing lot.
House to have a minimum of two car garages, with doors not over 8 feet in height.

Roof:

Roof pitch of 7 / 12 or greater excluding porch and / or shed roofs.
Roof shall be dimensional fiberglass composition with a 30 year or longer warranty.
Shall be of darkish toned color specifically excluding light gray, white or light tan.
Metal roofs shall be 24 gauge standing seam, painted (non-shiny) finish
Dark Concrete tiles or clay roof tiles are also acceptable.

Exterior Walls:

All exterior walls shall be of either stucco or stone with a minimum of 25% stone.
Soffits and Fascia are of either pre-finished aluminum or painted cement board.
Wood fiber siding, cement board siding, or vinyl siding is NOT acceptable.
Brick, tiles and wood may be used for accents.

Fencing and Retaining Walls:

Fences shall be wrought iron, stone or stucco or combinations of each.
No fences greater than six (6) in height nor located nearer than front of the house.
Retaining walls are native stone, concrete or concrete block with stucco finish.

Concrete Flat Work

Concrete flatwork, driveways, sidewalks, etc shall be exposed aggregate or finished with a stamped colored concrete.

Landscaping

Landscaping Plans can be submitted later but must be submitted at least 30 days prior to completion of the residence.

Front Yards (and side yards for corner lots):

Yards covered with 75% vegetation exclusive of walkways and driveways.

Planting / grass shall be noted on landscape drawing.

An automatic irrigation system shall be installed.

A planting schedule shall be determined and documented for new construction.

Landscape shall be completed within 60 days except for cold weather months of October thru March.

Elevated or raised landscape beds shall use stone, rock or stucco for walls.

NO wood or landscape wood timbers shall be used.

Street retaining walls shall match house or adjoining retaining walls.

Note:

Within 30 days of submittal to the **Architectural Control Board, ACC**, a letter of approval or disapproval shall be sent to the person / builder submitting the documents. If disapproved, the letter will contain the reasons for the areas disapproved and a proposed date to meet to discuss and resolve the outstanding issues.