

Ludlow Bay Village

Design Standards & Guidelines

PURPOSE: To preserve and promote the character of Ludlow Bay Village. This document allows the Ludlow Bay Village Association Architectural Review Committee (ARC) to have a reference point for decision-making. All project applications will be evaluated on such factors as site, design, height, square footage, location, style, structure, color, mode of architecture, mode of landscaping, compatibility with natural and manmade surroundings, and relevant criteria deemed important by the LBV-ARC for the construction and alteration of buildings and improvements as more fully described in Section 11.3.1 of the Master Declaration. In addition to the specific criteria, which follow, the LBV-ARC reserves the right to judge project applications on the basis of other aspects that it deems as pertinent to its general responsibilities. During reasonable hours and upon reasonable notice to the owner, resident or occupant of Property any member of the LBV-ARC, any member of the Board, or any authorized representative of any of them, shall have the right to enter upon and inspect any property and the improvements thereon, except for the interior portions of Property, for the purpose of ascertaining compliance with this design criteria.

BACKGROUND: Ludlow Bay Village is a mixed-use development including a boutique Inn, marina, one single family home, 25 townhomes, and a future 42 unit condominium development that form a seaside village situated along the western entrance to Port Ludlow Bay (hereafter referred to as "Property"). The architectural style selected by the developer for the town homes, Inn, marina, and single family home is a shingle and clapboard beach cottage, with surrounding landscaping of dune grass, beach roses, landscaped courtyards and medians, with pathways to the surrounding beach. The condominiums and new commercial buildings will also be constructed in the beach cottage style as depicted in the project approved by Jefferson County. The location, history, bright exterior colors, views of mountains, pleasure vessel activity, shipping lanes, and the heavily forested east side of the harbor entrance make the Village a very special place.

EXEMPTION: The following Design Standards apply to lots, parcels, tracts, or units only after conveyance from Declarant to any third party.

AIR CONDITIONING UNITS/ HEAT PUMPS/EMERGENCY GENERATORS

Heat pumps, air conditioning units and emergency generators must have ARC approval prior to installation. The ARC will evaluate unit location for potential noise impact on neighboring units.

ANTENNAS & SATELLITE DISHES

Antennas and satellite dishes must have ARC approval prior to installation. Please see Master Declaration CC&R's Sections 4.1 and 4.7

CLOTHES LINES & PLAYGROUND EQUIPMENT

No outside clothes lines or other outside facilities for drying or airing clothes; and no playground equipment including, but not limited to, swing sets, slides and sandboxes, shall be maintained on any Property.

SIGNAGE

No signs whatsoever which are Visible From Neighboring Property shall be erected or maintained on any Property except:

- (i) Signs required by legal proceedings, or political election signs (must be removed immediately after the election), and then the sign shall not exceed 18" x 24" and shall only be permitted if affixed to the dwelling or structure.
- (ii) One "For Sale" or "For Rent" sign not exceeding 18" x 24" in area, provided that any such sign shall be affixed to the dwelling (no yard or post signs shall be permitted);
- (iii) One identification sign for individual residences not exceeding 6" x 12" installed on or near the front door of residence.
- (iv) Two security signs. One such sign on the courtyard side, and the other on the waterside

DECKS

The ARC must approve all deck modifications that increase the original constructed size, relocates any portion from its original location, or that changes the original decking material. The privacy of adjacent homes and condominiums will be considered in evaluating location. Decks will be of a scale, which is compatible with the home or condominium to which attached, shoreline setbacks, adjacent homes and condominiums, shared courtyards, and the environmental restrictions.

Elevated and ground level decks are an extension of the house or condominium, which can impact its exterior appearance and may affect the privacy of adjoining homes and condominiums. Where lot lines allow, beach and dune grass are not permitted to abut up against a deck, house, condominium, or commercial building.

All decks must be constructed of tight knot cedar or better. If a synthetic product is desired as a replacement, the appearance and color must be approved by the ARC. A sample of the product to be used must be submitted to the ARC along with the application. Elevated decks must use wooden lattice or louvered screening (between the deck surface and grade) for both aesthetic and practical reasons given the propensity of the local wildlife to live under such decks. Indoor/outdoor carpeting and synthetic grass on any exterior surfaces are prohibited.

PET FACILITIES

No structure for the care, housing, or confinement of any pet shall be maintained outside any Dwelling Unit.

EXTERIOR DECORATIVE OBJECTS

All exterior decorative objects must be esthetically compatible and be appropriate for the style of a beach cottage. Monumental decorative items such as fire pits and hot tubs must have ARC approval prior to installation.

EXTERIOR LIGHTING

Lighting which is part of the original structure may not be altered without prior approval of the ARC. Proposed replacement or additional fixtures must be compatible in style and scale. No exterior lighting shall be directed outside the applicant's property (See section 4.5 CC&Rs). Proposed replacement or additional lighting shall not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, brightness or design features.

EXTERIOR PAINTING, SIDING MATERIAL AND ROOFS

ARC approval is required in order to change the siding color or stain for preservation of the shingle siding of any structure within Ludlow Bay Village. In addition, ARC approval is required to change the exterior siding material or roofing material on any structure in Ludlow Bay Village from the original construction material. Paint colors will conform to the existing color scheme. See appendix 1 as a reference to current colors. All painting must adhere to the highest professional standards including pressure washing, killing and removal of mildew. Trim around vent outlets, and exterior faucets will be painted to match the body color of the siding.

GUTTERS & DOWNSPOUTS

All gutters and downspouts must conform in color and design to those installed originally and repair or replacement will not require ARC approval if that standard is maintained. Any addition of new gutters or downspouts or a change in location or color of an original gutter or downspout requires approval of the ARC. If necessary to re-paint, then high gloss paint of the same color made for gutters and downspouts shall be used.

LANDSCAPING

Changes in landscape must have ARC approval. Landscaping must be esthetically compatible and be appropriate for the style of a beach cottage.

FLAGPOLES

Flagpole staffs that do not exceed 6 feet in length and are attached at an incline to the pillar of the dwelling unit for the purpose of displaying the National Ensign (American Flag) do not need the approval of the ARC.

TRASH CONTAINERS

All trash containers and the enclosures must comply with CC&R's as stated in section 4.8.

SOLAR PANELS

Installation of solar panels will require ARC approval. In general solar panels should be flush with – or mounted no higher than a few inches above – the existing roof surface. They cannot be visible above the existing roofline. Panels must be set at angles consistent with the pitch of the supporting roof, e.g., not setting panels at a 70-degree angle when the pitch is 45 degrees. To the greatest extent possible solar panels will not be permitted on street facing roofs. The overall visibility and reflectivity of solar panels and their support structures can be substantially reduced if elements of the solar installation match the surrounding building materials in color.

TIMETABLE

As soon as feasible yet no more than 30 days from receiving a complete project application, the LBV-ARC will notify interested parties of the application details in writing who will have 14 days to respond with comment. The ARC will approve, disapprove, or conditionally approve plans and specifications, which have been submitted as soon as feasible yet no more than 60-days from receiving application. Such action shall be by majority vote and will be transmitted to the applicant in writing. Appeals may be made by the applicant to the full LBV Master Association Board within 15 days of receipt of the LBV-ARC decision. The Master Association Board will make their decision as soon as feasible yet no more than 60 days from receipt of the appeal. **NO PRIOR APPROVAL OR FAILURE TO DISAPPROVE SIMILAR PROJECTS WILL CONSTITUTE A CONTROLLING PRECEDENT.**

TOWN HOME ASSOCIATION & CONDOMINIUM ASSOCIATION

The Town Home Association and Condominium Association may implement additional and possibly more restrictive design standards so long as they do not conflict with the LBVA design standards & Guidelines.