



Intent of the Standards & Guidelines  
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Saratoga Architectural Design Standards

# 1. ARCHITECTURAL DESIGN.

## 1.1. Architectural Style.

It is the intent of the Design Review Guidelines to control the architectural style as established and to encourage design excellence of individual residences which, when viewed together, produce an outstanding total community environment.

The residential architecture at Saratoga should be custom-designed for each Lot to maximize the natural features of the Lot. Traditional architectural styles are required as the basis or foundation of the design, and examples of preferred traditional design are Colonial, Georgian, English Country, Arts and Craft, Craftsman, Tudor, Shingle Style and French Country. Specific plan designs should be limited to three (3) times, change shall occur to the plan and elevations to prevent a repetitive style. Specific plan designs shall not be repeated within three lots of each other. Exterior designs shall not be repeated.

The Reviewer's opinions and requirements regarding the exterior design are subjective. The Reviewer's opinion shall be based on the Reviewer's interpretation of the intent of the Design. The decisions rendered by the Reviewer are final and are not subject to appeal or variance except as specifically provided in the Charter.

## 1.2. Quality Design Features.

The homes in Saratoga should reflect the designs as mentioned above and adhere to the principles of fine architecture. The following considerations are among those to be addressed when developing the architectural design for improvements to be constructed on a Lot:

- 1.2.1. The residence shall be located on the Lot with minimum disruption to the natural topography, vegetation, and unique site features.
- 1.2.2. There shall be a consistency in the site planning, architecture, and landscape improvements.
- 1.2.3. Sensitive and consistent interpretation of the architectural style is required.
- 1.2.4. Specific features of the architectural style shall be well developed and carefully detailed. The features should be researched to ensure the degree of historic authenticity in scale,

proportion and material selection.

- 1.2.5. A consistent scale shall be used throughout the design of the residence and other improvements, with each element designed in proportion to the other design elements.
- 1.2.6. The various building materials shall allow for a pleasing and harmonious exterior appearance for the residence and other improvements. Building materials shall be used logically and in keeping with the architectural style of the design. Exterior wall finishes shall continue on all sides of the exterior, changes in material may occur only where architecturally sensible. Arbitrary changes of materials at corners will not be permitted.
- 1.2.7. Appropriate colors shall be used, and colors shall be used with restraint. Where colors are established or approved on adjacent and nearby lots, they may not be reused without altering aspects of the overall color selections.
- 1.2.8. The main dwelling entrance shall be located in a position of prominence that is reflected in the design of the facade. The main entry shall be sheltered on the exterior and shall include either (a) French doors with or without sidelights or (b) a single door with sidelights. The main entry shall contain more architectural detail than other openings and entries but all openings and entries shall be consistent in detail and style appropriate for the architectural style of the design. Main entry doors shall be a minimum of 3'-0" wide x 8'-0" tall.
- 1.2.9. Consistency of detailing on all elevations shall be maintained. Windows and doors shall reflect restraint in the variety of types, styles, and sizes. All openings shall be accented with the use of shutters, flat or arched lintels, projecting sills or relief surrounds. The detailing of all openings shall be in keeping with the architectural style of the design.
- 1.2.10. Bay windows shall be carried down to grade or visual support of cantilevered conditions must be expressed when appropriate for the architectural style of the design.
- 1.2.11. The exterior building materials shall be appropriate for the architectural style of the design. Changes in materials shall be acceptable as deemed appropriate for the

design. Material changes shall only occur and architectural offsets in the design that are appropriate for the design. Each proposed design will be carefully reviewed on an individual basis by the Reviewer for compliance.

- 1.2.12. Roof forms must be well organized and must demonstrate the same character on all sides of the residence. No roof shall extend continuously to cover both single and two-story sections of a residence. The primary objective of this architectural guideline is to avoid the appearance of a single-story facade with a two-story rear elevation. The roof design shall be appropriate for the architectural style of the house. Roof forms shall be simple and uncluttered. The footprint of the design must consider the resulting roof design in the preparation of the overall design. Gabled rooflines are recommended
- 1.2.13. The roof design shall incorporate slopes that are appropriate for the architectural style of the design. Shed roof forms are permitted if architecturally detailed and appropriate for the design. Roof shapes and configurations shall be planned to avoid complex, awkward, or odd roof designs. All roof structures such as cupolas and dormers shall be detailed consistent with the design.
- 1.2.14. Gutters and downspouts shall be used at all eave lines, unless deemed inappropriate (i.e. dormers and cupolas). Aluminum gutters and downpipes shall be a minimum of 0.026" thickness. Gutters and down pipes shall be detailed consistent with the design. Downpipes shall be round. Corrugated downpipes are not permitted. Downpipes shall be located discretely and in keeping with the design. Conductor heads are encouraged when appropriate for the design. Painted galvanized gutters and downspouts will be considered based on architectural styles.
- 1.2.15 All roof structures, such as attic vents, plumbing vents, etc., shall be located on the rear plane of the roof, and shall be treated or painted to blend with the roof shingles. "Turbine" attic vents are not permitted. Attic vents shall be half round, eyebrow, gable or other as appropriate based on the architectural style.
- 1.2.16. All exterior utility service connections must be provided in unobtrusive and inconspicuous locations. All electric/gas meters, mains, disconnect boxes and a/c equipment must be positioned away from view. This may be accomplished by providing an enclosed recess in the side of the dwelling or through approved landscape improvements and/or screening. All of the described utility elements shall be located a minimum of 20'0" behind the front adjacent corner on the side.
- 1.2.17. Exposed electrical equipment, stub outs, conduit, drain lines, pipes and vents must be painted to match the color of the home. Exterior disconnects for air conditioning equipment, etc. shall be mounted at the lowest point allowed by applicable building codes.
- 1.2.18. Gas, electrical meters and A/C condensing units must be screened with landscape improvements to conceal equipment from view in accordance with the landscape guidelines.
- 1.2.19 All LP Gas Tanks are to be submerged in the ground and away from view as prescribed by tank manufacturer

## 2. DESIGN CRITERIA

### .2.1. Dwelling Types.

Each Lot may contain only one detached single family private dwelling and one private garage for not less than two (2) vehicles and only other such accessory structures as are approved in advance in writing by the Reviewer. Provided, however, the Founder and builders that it authorizes shall be entitled to use Lots which they own from time to time for the construction and operation of construction offices and sales/marketing offices (and related uses) for Saratoga.

### . 2.2. Dwelling Size.

The square footage requirements set forth below are for enclosed heated floor area and are exclusive of the areas in heated or unheated basements, vaulted ceiling areas and attics, unheated porches of any type, attached or detached garages, porte-cocheres and unheated storage areas, decks and patios.

Any dwelling erected upon any Lot shall contain not less than the following heated floor areas:

	Minimum Ground Floor Heated Area	Minimum Total Heated Area
1- Story -	2500	2500
1-1/2 Story	2000	3000
2- Story	2000	3400

Notwithstanding the foregoing requirements, the Reviewer shall have the right (but not the obligation), because of restrictive topography, lot dimensions or unusual site related conditions or other reasons, to allow variances from such minimum square footage requirements of up to ten percent (10%) of such minimum square footage requirements by granting a specific written variance.

### . 2.3. Maximum Dwelling Height.

No dwelling erected upon a Lot shall contain more than two stories above ground level on the front or street elevation: provided, however, the Reviewer shall have the right (but not the obligation), because of steep topography, unique Lot configuration or similar reasons, to allow dwelling heights no greater than three stories on rear and side elevations where full daylight basements occur. Roof height shall not exceed the limits established by Bartow County Zoning Ordinance. The height is restricted by the building setbacks. The building setbacks indicated on the marketing plans are the minimums. The building height at the side setback shall not exceed 25'-0" to the top of the cornice

measured from the proposed finished grade. The building height may be increased 2'-0" for each 1'-0" of additional setback increase to a maximum of 35'-0" to the top of the cornice measured from the proposed finish grade.

### . 2.4. Ceilings.

Interior ceiling heights in dwellings constructed on Lots are required to be a minimum of Nine (9) feet on the first (main) floor and a minimum of nine (9) feet on all other floors. The Reviewer may grant exceptions to this requirement based on cathedral ceilings, two story rooms and tray ceilings.

### . 2.5, Garages.

Every house shall have an enclosed garage for not less than two (2) vehicles. The minimum interior dimensions of a two-car garage shall be 21'-4" x 21'-4". In general, garage openings may not face the street unless approved in advance in writing by the Reviewer. Such approval will be given by the Reviewer only where particular hardship would otherwise result because of Lot size, configuration, topography, tree save or other circumstances deemed sufficient by the Reviewer. No more than one garage opening may face the street when hardship circumstances permit the same. The garage opening facing the street shall be detailed consistent with the design in a manner to minimize its appearance as a garage door by utilizing architectural detailing including, but not limited to, overhangs with brackets, columns, recessed openings in the door wall. The placement of garages and driveways has a significant effect on the overall aesthetics of the street scene and on the architectural appeal of each specific residence. A street scene with emphasis on residences instead of garages and driveways is more visually interesting. For that reason, certain garage placements on a Lot are discouraged.

Side entry attached garages on corner Lots shall not face the street. The design shall be prepared based on the site conditions and shall comply with the are acceptable provided the garage doors are set at an angle greater than 45° from the street and further are recessed a minimum of 1'-0" from the exterior face of the wall to the exterior face of the door. Berms and additional landscaping beyond the basic landscaping will also be required.

In limited cases where a front entry attached garage is approved, recessing the garage from the remainder of the residence diminishes the adverse impact of the front entry garage on the street scene and keeps the residence from appearing to be composed almost entirely of the garage. Therefore, a minimum 30'-0" offset from the front entry garage

opening to the front plane of the adjacent wall of the front entry garage is required.

Garage doors are required for all garages, and the garage doors must be detailed appropriately for the architectural style of the design. All Garage Doors to be Carriage Style. Single doors shall be a minimum of 9'-0" wide and 8'-0" tall. Double doors, when approved, shall be 18'-0" wide and 8'-0" tall. All garage doors shall be the same height. All garage doors must have operating remote control door openers. Single bay garage doors are preferred over double width garage doors. Single bay garage doors are required on courtyard designs and other designs where in the Reviewer's opinion double doors are not appropriate. For side entry garages, adequate screening of the garage opening and the garage doors must be provided (to minimize the view of the garage opening and the garage doors from the street) by the use of landscape improvements, a wall, fencing, or a combination of these elements. The garage turnaround area must provide a minimum twenty-seven (27) foot back-up distance, with an additional five (5) foot buffer between the edge of the driveway and the Lot boundary line [i.e., there must be a total minimum distance of thirty-five (35) feet between the garage opening and the adjacent side Lot boundary line]. Garage doors are not permitted in basements. .

## 2.6. Exterior Materials and Colors.

Exterior materials shall be brick, stone, cedar shake, horizontal wood siding with a maximum of 6" exposure or wood board and batten siding. Real or concrete wood siding must be used. If approved by the Reviewer, the horizontal siding used must be fully back-supported to maintain a straight and even outer surface and must be fully and properly finished. Natural weathering of exterior wood materials is not permitted. Exterior materials are approved for aesthetic value only. Reviewer does not warrant any installation or material selections.

## 2.7. Roofs.

Roofs and roof pitches shall be in proportion to the overall size and shape of the house and in keeping with the architectural character of the design. In general roof forms should be kept simple. Except as specifically approved otherwise in writing by the Reviewer, the minimum roof slope for the main house structure shall be nine (9) vertical to twelve (12) horizontal. Acceptable roofing materials are:

1) wood shingles,

2) wood shakes,

3) natural or man-made slate,

4) flat tile

5) minimum thirty (30) year warranty, dimensional shingle minimum weight 280 lbs., variegated (not solid) color, architectural (sculpted) style, composition dimensional (fiberglass) shingles.

6) Copper and "Kynar" bronze aluminum are permitted for porch roofs and bay window roofs.

All specific roof materials to be used must be approved in writing by the Reviewer as part of the final Plans and Specifications prior to commencement of construction. All bay window roofs, low pitched porch roofs and exposed flashing shall be copper or factory bronze metal finished, no painted metal or clear anodized roofing is permitted. Flat roll roofing is not permitted.

Ridge vents are permitted when detailed appropriately for the design. Roof HVAC vents, water heater vents, roof power vents, plumbing vent pipes and skylights will not be permitted on roofs visible from any street, unless approved in advance in writing by the Reviewer. Roof vents, roof power vents, rain diverters, plumbing vent pipes and shall be painted to blend with the roof shingles. Skylights and/or roof windows must have flat glazing and self-curbing. Curbing shall be factory finished to match roof color. Skylights visible to the street(s) or golf course are not permitted.

Eave lines shall align whenever possible. Eaves and rakes shall be accented by multiple fascia boards, cove and crown moldings rake mold frieze boards and edge trim. All details shall be consistent with the architectural style of the design.

## 2.8. Windows and Shutters; Doors.

All windows shall be true divided lite (tdl) or simulated divided lite (sdl). Windows shall generally be the same type and style for all building elevations. Exterior storm windows generally will not be permitted. Wood windows are required; however, vinyl or aluminum clad wood windows will be considered, provided the style and profile are visually similar to wood windows. Window grills are required to be a true minimum width of 1". Window grills are required in all windows on all elevations. When shutters are used, wood shutters are required, and shall fit the proportion and shape of the windows and, shall be used for all windows on elevations that are visible from the roadway(s). Shutters shall be attached with appropriate hardware including hinges and holdbacks. Unless specifically waived in writing by the Reviewer, all windows and doors shall have caps of

soldier course brick jack arches, wood caps or other approved decorative treatment, and no running bond brick will be permitted over any door or window of any elevation. The window and door detailing shall be ~consistent with the architectural style of the design. No window or door casing or decorative treatment shall abut any frieze board. On all front or street elevations all window casing shall be a minimum of 4" wide. No metal doors shall be visible from any street.

## 2.9. Chimneys.

Chimneys are an integral part of the design in many architectural styles. Chimneys shall be full foundation based and constructed of brick or stone. Chimneys shall be constructed of a material that is appropriate to the design. Exposed metal flues and wood chases are not permitted. Exposed prefabricated chimney spark arrestors are not permitted. Stock or standard chimney hoods/shrouds are not permitted. When chimney shrouds are used they shall be designed appropriately for the architectural style. Direct vent fireplaces are acceptable provided the vent is on the rear of the house. Direct vents shall not be located on the front or any street elevation or where visible to the street.

All fireplace vents are to be enclosed in chimney structures. Fireplace vents 4" or smaller are exempt from this requirement. Vents shall be located on the rear plane of the roof in an orderly manner, not randomly located. One 4" vent is permitted.

## 2.10. Foundations.

Unless specifically waived in writing by the Reviewer, all foundations must be raised with a minimum three (3) foot high crawl space, and slab-on-grade foundations generally will not be permitted, except for garages, patios and unheated porches. All foundation walls that extend above grade shall be faced with masonry veneer to the first or main floor line.

## 2.11. Porches and Decks

Porches and decks shall be designed with substantial, well-proportioned railing, flooring and support posts consistent with the design of the house. Entry porticos shall be detailed in accordance with the architectural style of the design. All elements of the portico shall be properly scaled and proportion based on the design elements. Deck columns shall be appropriately proportioned to the span and height of the support members. 10" x 10" is the minimum size deck column permitted. Decks shall be

detailed consistent with the design. One-story decks shall be screened in accordance with the Landscape Guidelines.

## 2.12 HV AC Equipment.

No air conditioning or heating equipment or apparatus shall be installed on the ground in front of, or attached to any front wall or side street of any residence on any Lot. Additionally, air conditioning and heating equipment and apparatus must be located inside the building envelope and screened from view from adjacent properties, streets and the golf course by landscape improvements. Roof penetrations for furnace flues shall be located on the rear plane of the rear. Furnace locations shall be designed to permit the minimum number of roof penetrations. A maximum of two flues for water heaters and furnaces are permitted. The flues shall be located on the roof plane in an orderly manner and shall not be visible from the street.

## 2.13. Attachments; Satellite Dishes and Antennae

No permanent attachment of any kind or character whatsoever (including, but not limited to, television and radio antennae, solar energy-related systems, satellite or microwave dishes or similar improvements) shall be made to the roof or exterior walls of any building on any Lot or otherwise placed or maintained on any Lot, unless such attachments or devices are approved in advance in writing by the Reviewer. Notwithstanding the above" the following "Permitted Devices" may be installed on a Lot without or prior approval, provided they are installed in strict compliance with this section:

- . antennae or satellite dishes designed to receive direct broadcast satellite service which measure one meter or less in diameter;
- . antennae or satellite dishes designed to receive video programming services via multipoint distribution services which are one meter or less in diameter or diagonal measurement; or
- . antennae or satellite dishes designed to receive television broadcast signals.

A Permitted Device shall be installed only in that location on the Lot from which an acceptable quality signal can be obtained which is least visible from the street, from other Lots, and from public view. In order of preference, the locations considered to be least visible are:

- In the rear yard, on the ground or elevated no higher than 12 feet off of the ground if necessary to obtain an acceptable quality signal, and screened from view of adjacent Lots and the street with landscape improvements or other materials acceptable to the Reviewer; then
- In the side yard, on the ground or elevated no higher than 12 feet off of the ground if necessary to obtain an acceptable quality signal, and screened from view of adjacent Lots and the street with landscape improvements or other materials acceptable to the Reviewer; then
- Attached to the rear of the house, with no part of the Permitted Device any higher than the lowest point of the roofline and screened from view of adjacent Lots and the street with landscape improvements or other materials acceptable to the Reviewer; then
- Attached to the side of the house, with no part of the Permitted Device any higher than the lowest point of the roofline and screened from view of adjacent Lots and the street with landscape improvements or other materials acceptable to the Reviewer.

Mast height may be no higher than absolutely necessary to receive an acceptable quality signal. For safety reasons, the location of any mast that must extend more than 12 feet above the ground is subject to application and prior approval of the Reviewer. Any such application must include a detailed description of the structure and anchorage of the antenna and the mast. If this installation will pose a safety hazard to residents of adjacent properties, then the Association may prohibit such installation. The notice of rejection shall specify these safety risks.

Masts must be installed by a licensed and insured contractor. Masts must be painted the appropriate color to match their surroundings.

In order to minimize hazards to persons and property if the mast were to fall during a storm or from other causes, masts shall not be installed nearer to the Lot boundary line than the total height of the mast and antenna and any structure on which it is mounted.

#### 2.14. Mail and Newspaper Boxes; House Numbers

The Association will provide a standard mailbox with street numbers and decorative post to each Owner (at Owner's expense) promptly following such Owner's taking occupancy of the residence on such Owner's Lot. No other mailbox, street numbers or posts may be

used. The mailbox shall be installed in a location approved by the Reviewer. In general, either side of the driveway is acceptable for the installation of the mailbox, and the Owner should select the side of the driveway that will be most convenient to provide easy access to the mailbox; however, it is generally most aesthetically desirable to locate the mailbox on the side of the driveway that is closest to a side Lot boundary line.

#### 2.15. Pools, Therapy Pools and Spas.

The size, shape and setting of pools (including standard swimming pools, therapy pools and spas) must be carefully designed to be compatible with the surrounding natural and man-made environment. In locating swimming pools, therapy pools and spas, the following shall be considered:

- 1) Indoor/Outdoor relationship;
- 2) Setbacks imposed by the applicable Building Envelope;
- 3) Views both to and from the pool area;
- 4) Terrain (grading and excavation); and
- 5) Fencing and privacy screening.

Pools, decks and related equipment will not be allowed outside of the rear Building Envelope area and shall be located in the middle third of the rear yard envelope. Retaining walls to support pools and pool decks shall not exceed 5'-0" in height above original natural grade. Pool equipment enclosures must be architecturally consistent and harmonious with the residence and other structures on the Lot in terms of their placement, mass and detail. Pools, decks and related equipment and pool and pool equipment enclosures shall be screened or treated so as to avoid distracting noise and views. Pool equipment shall be located in the rear building envelope and may not be located within 25.0' of any side property line. Pool equipment must be enclosed by screening walls a minimum of 5'-0" tall and of materials to match the design. Access to the equipment shall be provided by a painted wood slat gate. All screening walls require landscaping. No above ground swimming pools.

#### 2.16. Exterior Lighting.

Exterior lighting (which is subject to approval by the Reviewer as part of the Plans and Specifications) must be limited to areas within the Building Envelope (unless otherwise approved in writing by the Reviewer), must not result in excessive glare and must not interfere with the privacy of nearby dwellings, all as determined by the Reviewer in its sole discretion.

Landscape lighting shall be minimized. In general, pedestal pathway lights are not acceptable in the front yard. Building and landscape lighting is limited to low voltage 15W maximum rated fixtures and lamps.

All fixtures shall be installed on grade and must be screened from view with landscaping. The light source shall not be visible from the street, adjacent or surrounding lots or other common areas. Floodlights shall only be located in the soffit on the rear, and the front corners of the house. When located on the front of the house, the floodlights shall be located behind downspouts. Flood lights are not permitted on any wall surface.

#### 2.17. Tennis Courts.

A tennis court will be permitted only when there are not any specimen trees that would be removed or jeopardized by the construction of a tennis court and where the requirements of Part II. Site Planning are adhered to. Tennis courts must be constructed so as not to infringe upon view corridors and must be naturally screened from adjacent Lots. A site plan showing the tennis court location with proposed grading and screening must be provided for review by the Reviewer. The minimum setback for a tennis court and tennis court fencing from any Lot boundary line is twenty-five (25) feet unless a more restrictive setback is required by the Reviewer. The design and color of fencing materials for tennis courts must blend naturally into the surrounding area and plant materials must be added to soften the visual impact. Tennis court fencing shall be vinyl coated chain link and shall be black in color. Tennis court windscreens must be kept to moderate heights. Tennis court surface colors shall be standard regulation green and not be highly reflective. Night lighting of tennis courts on residential lots shall not be permitted.

#### 2.18. Play Equipment.

Unless elements of a planned park or playground, swing sets and similar outdoor play structures and equipment must be located to minimize impact on adjacent Lots and must be screened from general public view. Only one play structure is permitted per Lot. Trampolines are not permitted. Approved play equipment shall be located in the middle third of the Lot, within the rear portion of the Building Envelope. The overall area for approved play equipment shall not exceed a 20'-0" x 20'-0" area and 10'-0" in overall height. Bright colored awnings and other elements are not permitted.

All structures and siting require Reviewer approval and are subject to landscape screening.

#### 2.19 Fences and Walls

1) BOUNDARY FENCING: Lot boundary fences are allowed and must be Black Board 4 rail fencing, (with inside dog wire approved by Reviewer) and will be consistent throughout development when visible from road. Vinyl clad black chain Link fence, not to exceed 5' 5" will be allowed on portions of lot that is not visible from road. Boundary fences may be on all portions of yard boundary (front, back and side yards)

2) Other Walls and fences shall be considered an extension of the architecture of the residence and a transition of the architectural mass to the natural topography of the Lot. All wall and fence designs shall be compatible with the total surrounding environment. Special consideration must be given to design, placement, impact and view of the wall or fence from neighboring Lots. Non Lot boundary fences and walls shall be considered as design elements to enclose and define courtyards, pools, and other spaces, provide security and relate building forms to the landscape. Privacy fences or walls are not permitted. Fences and walls must be run or curbed where practical between existing trees to avoid unnecessary cutting of existing trees.

The location, materials, size and design of all fences and walls must be approved in advance in writing by the Reviewer prior to installation. No fences may not be located in Maintenance Easements, (ME), Fence Easements, (FE), Common Area Easements (CAE) or Trail Easements (TE) indicated on the marketing plans.

Walls shall be constructed of masonry or wrought iron with columns, using the same materials as found in the architecture of the residence. For other than non Lot boundary fences, Prefab wood, prefab brick, chain link (except for approved tennis court fencing, or welded wire fencing will not be permitted. Once an approved fence or wall has been erected on a side Lot boundary line which is a common boundary line with another Lot, that approved fence or wall design and material(s) will be the only approved fence or wall design and material(s) that may be erected on that common Lot line. No double fencing will be allowed on side or rear Lot lines.

Landscape walls for general landscape design purposes shall not exceed 18" in height. Retaining walls shall be located within the Building Envelope as established by the marketing plan unless otherwise determined by the Reviewer.

A retaining wall that is attached to the residence on a Lot shall utilize the same materials as the residence wall that it adjoins. Crosstie timber walls may be used for retaining walls if set apart from the residence a minimum of 20.0', only new timbers may be used. Timber walls may not be in front or side yards, and may not be visible to any street. Pre-fabricated/modular concrete "stone" walls are not permitted on any lot where visible from road.

## 2.22. Remodeling and Additions.

An Owner desiring to remodel existing improvements and/or to construct additions to existing improvements is required to follow the Guidelines to the same extent as if such remodeling or addition were new construction. All criteria governing site location, grading and excavating, structures, roofs, landscape and aesthetics will apply to remodeling and additions to the same extent as to new construction. Possible future improvements or additions that will be of particular concern to the Reviewer are skylights and solar collectors, recreational features, lighting, antennas and satellite television. An approval from the Reviewer is required for remodeling and additions just as it is for new construction.