

FARMINGTON VILLAGE

DESIGN GUIDELINES

INTRODUCTION

These Guidelines are designed to provide for the orderly and attractive development of Farmington Village. The use of any capitalized term not otherwise defined herein shall have the meaning ascribed thereto in the Master Declaration of Covenants, Conditions and Restrictions for Farmington Village, as the same may be amended from time to time (the “Declaration”).

The Design Review Board (also sometimes referred to as the “Board” herein) is the reviewing body which interprets proposals for Plans and the compatibility of various Owners’ Plans with the overall general plan of development of Farmington Village. It is concerned with aesthetics, maintenance and operational aspects of the properties that comprise Farmington Village and it is the responsibility and purpose of the Design Review Board to administer the development criteria and procedures, including these Guidelines.

PURPOSE

The primary objectives in establishing these Guidelines are:

- To protect property values and enhance each Owner’s investment by insuring a well-planned and maintained development within the Property;
- To provide a harmonious relationship among all Improvements located within the Property;
- To minimize disturbing influences on adjacent or neighboring properties; and
- To contribute to a favorable environment for each Tract and the Owners or occupants located therein.

These Guidelines are designed to be both general and specific so that a set of standards can be identified for each Tract.

GENERAL ARCHITECTURAL DESIGN STANDARDS

Design Intent. It is intended that structures within the Farmington Village will exhibit a rural vernacular with an architectural style that may be best described as “Farmhouse,” “Modern Farmhouse,” or “Industrial Farmhouse.” As such, commercial buildings in Farmington should incorporate features of this Farm architecture such that overall development demonstrates a unified, coordinated, and compatible theme. Where possible, structures should be designed to include metal or standing seam metal pitched or gabled roofs or roof features. The main exterior cladding or style may utilize masonry, board and batten, clapboard, or shiplap siding (horizontal or vertical), all which are reminiscent of old farmhouses, barns, and sheds in the region. Any non-masonry siding materials will be wood, engineered wood or fiber cement like Hardieplank. Design of structures should focus on utilizing a variation of these materials and textures to develop interest,

contrast, and distinction. The design should also incorporate the use of aluminum windows and aluminum storefront systems that incorporate double hung or two over two mullion pattern and should be tall to accentuate the height of structures. Where possible, structures may also incorporate canopies, shed dormers, porch like features, and/or covered pedestrian walkways that are reminiscent of the old farmhouse style. Flat roof systems will be permitted particularly in structures exhibiting heights of two stories and above, but when gable or pitched roof features are included, metal or standing metal seam roofing materials shall be utilized in lieu of asphalt shingle or equivalent roofing products.

All designs will comply with the Building Design provisions of the Town of Harrisburg UDO.

All nonresidential and mixed use buildings over 4,000 square feet in gross floor area or with any façade that is greater than 100 feet in length that do not already have a habitable second story shall include a false second story that complies with the maximum height limit for the zoning district, as illustrated in the Town of Harrisburg UDO Figure 121.02.04-2 *False Second Story*, that has a minimum of three of the following design elements:

1. Transparent or opaque windows in the mid-section of the façade;
2. Clerestory windows in the upper section of the façade;
3. Shading devices such as shutters or canopies;
4. Varied rooflines and parapet heights;
5. Changes in materials;
6. Corner elements;
7. Juliet balconies; or
8. Other features that the Town of Harrisburg approves.

The false second story is not required to be under-roof or habitable but shall extend a minimum 8 feet above the first floor. Buildings with three tenants or more may include a single story segment of a maximum of 30 percent of the façade to create diversity in the building height. A specific minimum height is not required.

It is not intended that all structures are identical, but each should be architecturally compatible. The Board has discretion to incorporate a range and variety of architectural details and materials consistent with the overall general plan and style of development.

By way of general guidance illustrative examples of “Farmhouse” architectural styles, details, forms and materials are included as **Exhibit A**.

Exterior Materials. In its review of the Final Plans, the Design Review Board intends to require materials used in connection with the exteriors of buildings or other Improvements to be of high quality and compatible in design and material components with all other Improvements within the Property. Accessory buildings shall use exterior materials that are similar in nature to the principal building. No building elevation, including the foundation, may be covered with sheet or corrugated aluminum, iron or steel, plain concrete, plain concrete block or exterior panelized plywood except such materials may be used as secondary exterior finish materials covering no

more than 10 percent of the surface area. Buildings designed for planned expansion may use architectural metal panels to be removed for expansion of the building.

Exterior Equipment. Exterior equipment such as storage tanks, cooling towers, transformers, antennae, electronic receivers and other similar equipment and facilities, including those located upon the roofs of buildings, shall be (i) screened from pedestrian and vehicular view from the streets or (ii) located upon the Tract subject to the approval of the Design Review Board so as to minimize, to the extent reasonably practical, visibility from adjacent Tracts and streets or rights of way. The materials used for screening shall be compatible in architectural and aesthetic design of the building materials employed in construction with the primary building or other Improvements located upon the Tract.

SITE DEVELOPMENT STANDARDS

In connection with the submissions of both Schematic Plans and Final Plans, as well as with respect to the ultimate construction of buildings and all other Improvements upon the Tract, the Design Review Board will require compliance with the site development standards hereinafter described.

Site Work and Grading. Grading of the Tract must be undertaken in order to avoid trespass or other adverse impact upon adjacent Tracts or properties and to avoid excessive “cuts” of the natural terrain of the Tract. Retaining walls shall be constructed of materials compatible with the exterior of buildings and other Improvements and the location and general description of same shall be included in the Final Plans to be submitted to the Board for approval. All berms, channels or swales to be installed or located upon the Tract must be undertaken in a manner which will be designed to integrate with the natural terrain and graded or paved portions of the Tract to the maximum extent possible. Driveways and parking lots with public road frontage will be constructed with concrete curb and gutter.

Setbacks. Setback areas for each Tract shall be as shown on the subdivision map(s) filed by the Declarant under the Declaration.

Service Areas. No loading service or outside storage area shall be permitted between the front of the primary building to be constructed upon the Tract and the street boundary located on the Tract and all loading and material handling areas shall be located to the rear or the side of the primary building to be located upon the Tract, provided, however, the Design Review Board may permit an Owner to install or construct loading, service and outside storage and materials handling areas where same would otherwise be prohibited if the Owner proposes and installs or constructs sufficient berming, natural vegetation or compatible screening of such areas from Tracts and streets and rights of way adjacent to the Tract upon which same are located. Exterior areas which must be secured for safety or security purposes shall be located between the rear exterior of the primary building and the rear boundary of the Tract. All loading service or outside storage areas shall be screened from the view of public streets. The location and material of all fences or walls to be constructed upon the Tract shall be included within the Plans to be approved by the Design Review Board.

Exterior Lighting. Parking lot lights shall not exceed thirty feet (30') in height. All parking lights shall be installed on aluminum or fiberglass poles and shall cast LED lighting. The location for all lights for signage or illumination of the exterior of buildings to be located upon the Tract and lights installed as part of the security for the buildings must be identified and located upon the Plans and are subject to the approval of the Design Review Board. No wall pack or other lighting shall cast a glare towards the public roads.

Utility Lines. All utility lines shall be constructed underground, except for utilities in public Rights of Way.

Sidewalks. Sidewalks shall be built along all public streets by the Owner of the Tract.

SIGNAGE STANDARDS

Each Owner of a Tract shall be permitted to erect one (1) temporary sign prior to and during construction of the building and other Improvements on the Tract. After construction is substantially complete, temporary signs shall be removed and may be replaced with a single, permanent building identification sign. Each building identification sign will be constructed of standard materials prescribed by the Design Review Board and shall be uniform throughout the Property. Subject to requirements of applicable governmental regulations, all directional signs and traffic control signage located throughout the Property shall be designed in a manner consistent with the requirements for building identification signage adopted by the Design Review Board.

The Final Plans submitted for the approval pursuant to the requirements set forth above, shall identify the location of all permanent building identification signs, which the Owner desires to locate upon the Tract. Relocations of permanent building identification signs is subject to the approval by the Design Review Board.

LANDSCAPE STANDARDS

Final Plans to be submitted to the Board for approval will include a landscaping and irrigation plan. Fescue grass shall be used and shall be fully irrigated. Landscaping plans shall complement and enhance the "Farmhouse" design intent.

Trees recommended and approved by the Board are:

American Holly

Allee Lacebark Elm

Magnolia Little Gem

Downy Serviceberry

Thundercloud Plum

Shrubs and Ornamental Grasses recommended and approved by the Board are:

Camellia ‘Autumn Rocket’

Camellia ‘October Magic’

Linebacker Distylium

Blue Cascade Distylium

Vintage Jade Distylium

Cinnamon Girl Distylium

Emily Bruner Holly

Sweet Olive

Inkberry Holly

Gardenia ‘Frostproof’

Viburnum ‘Moonlit Lace’

English Lavender

Feather Reed Grass ‘Karl Foerster’

Blue Arrows Rush

DESIGN, REVIEW AND APPROVAL PROCEDURE

Initial Submission of Schematic Design. Each Owner shall first submit schematic design plans (collectively, the “Schematic Plans”) for review by the Design Review Board. Schematic Plans shall be as comprehensive as possible and shall include a general site plan for the Tract which identifies or illustrates all proposed Improvements including driveways, sidewalks, parking lots, service areas, storm water ponds, dumpster areas, building, and setback lines, a description of building materials to be used in construction of buildings, building elevations and a rendering and building footprint for all building Improvements. Building elevations and footprint shall be to scale and shall specify building materials and colors. The Design Review Board shall review and approve or comment upon such Schematic Plans within fourteen (14) days from receipt of the Owner’s submission of same. If the Design Review Board provides any comments or otherwise disapproves of any part or portion of said schematic Plans, Owner shall revise its Schematic Plans to incorporate the Design Review Board’s comments as soon as practicable. The Owner shall submit the Schematic Plans as PDF documents and review fee (as described below) to the Design Review Board.

Final Plan Submittal. After approval of the Schematic Plans, final, fully completed plans (collectively, the “Final Plans”) shall be submitted for approval. The Final Plans shall incorporate the Design Review Board’s comments to the Schematic Plans and any material discrepancies in Final Plans from the Schematic Plans shall be specified in writing. The Design Review Board shall have fourteen (14) days after receipt of the submission of the Final Plans within which to respond to the Owner with any comments.

In no event shall the Owner commence any construction upon its Tract until the Design Review Board has received the Final Plans.

Fees and Charges. The Board has designated MPV Properties, the property management company for Farmington Village, to review the Schematic Plans and Final Plans. MPV Properties shall be paid a fee of \$2,500.00 for its review of the Schematic Plans and Final Plans. A fee of \$500.00 will be required for each resubmittal. These fees must be paid at the time of submission of the Schematic Plans and is non-refundable. In addition, the Owner will be responsible for the cost of all permits and other fees incurred by the Owner in connection with its construction of all Improvements upon its Tract and all development thereof.

WAIVER OF MINOR VIOLATIONS

In addition to the approval of Schematic Plans and Final Plans and other matters herein set forth, the Design Review Board shall have the right to waive minor violations and allow minor variances where the same resulted unintentionally or without gross carelessness on the part of any Owner and are not materially harmful to the Property.

**FARMINGTON DESIGN GUIDELINES
EXHIBIT A**

FARMINGTON VILLAGE DESIGN GUIDELINES EXHIBIT A

PURPOSE AND NAVIGATION OF EXHIBIT A

PURPOSE

The purpose of this document is to provide illustrative examples of "Farmhouse" architectural styles, details, forms and materials. It provides general guidance in designing for Farmington Village.

DESIGN INTENT

These materials are indicative of an architectural style that may be described as "Farmhouse," "Modern Farmhouse," or "Industrial Farmhouse." It is not intended that all structures are identical, but each should be architecturally compatible. Where possible, structures should focus on utilizing a variation of these materials and textures in order to develop interest, contrast, and distinction. The Design Review Board may approve designs and materials not listed within Exhibit A.

NAVIGATION

The provided **LEGEND** includes all materials acceptable in designing for Farmington Village. These materials are outlined in the **General Architectural Design Standards** portion of the **Farmington Village Design Guidelines**.

LEGEND

- roof
- A. Gabled Roof Feature
- B. Standing Seam Metal Roof
- C. Corrugated Metal Roof
- D. R-Panel
- E. Asphalt Shingle
- cladding
- F. Masonry
- G. Board & Batten
- H. Clapboard
- I. Shiplap
- J. Acceptable Alternatives
- storefront and windows
- K. 2 Over 2 Windows

DESIGN APPROVAL

The design requirements for each project will differ on a project by project basis. As such, each project design package is required to be reviewed and approved by the Design Review Board.

ILLUSTRATIVE EXAMPLES OF ACCEPTABLE MATERIALS

Please refer to legend.

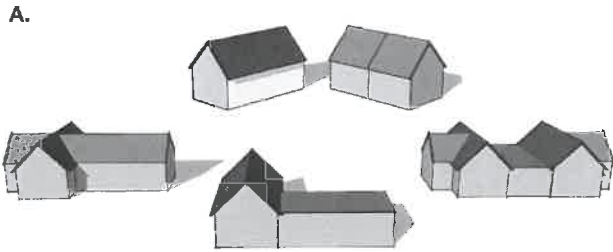
Example of Farmhouse Retail/Commercial Building with indicated materials pictured below.



ILLUSTRATIVE EXAMPLES OF ACCEPTABLE MATERIALS

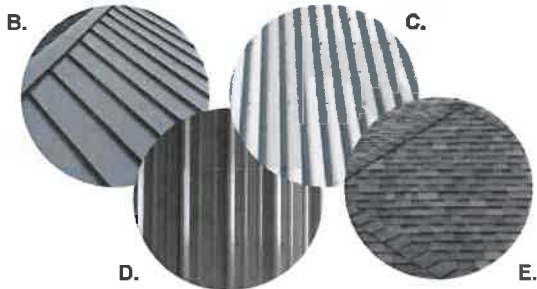
Please refer to legend.

roof



A. (above)
Simplified building designs with gabled roof features. Where possible, structures should include gabled roof and parapet features. A 12:12 pitch is a distinctive farmhouse roof feature.

B-E. (below)
Standing Seam Metal Roofs are typical of **Modern** Farmhouse architecture. Metal Corrugated roofs can compliment **Traditional** Farmhouse style while also incorporating **Industrial** Farmhouse* aesthetics. R-Panel metal roofs are indicative of a **Traditional** Farmhouse style.



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cladding

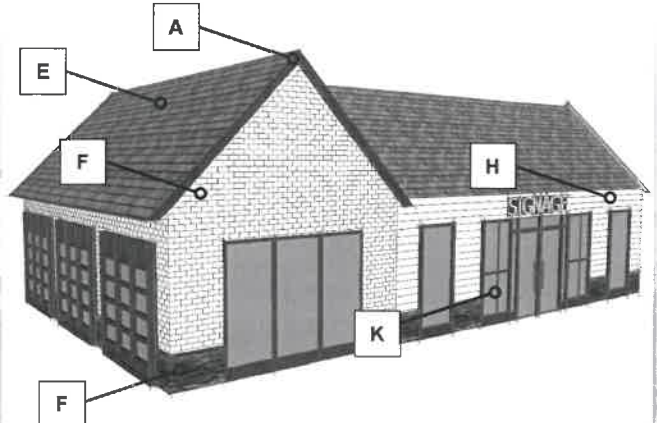
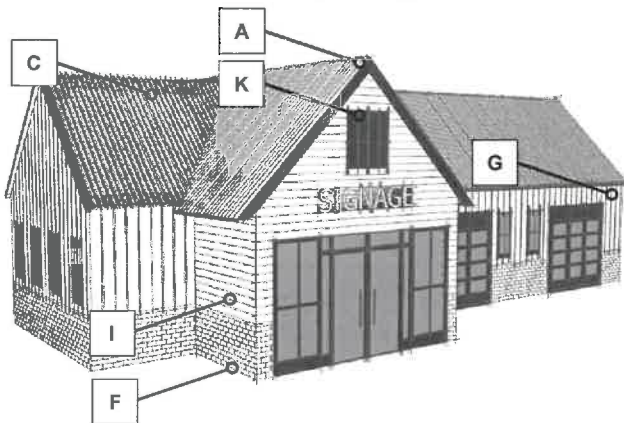
F-I.
Masonry, board and batten, clapboard, and shiplap are all indicative of both **Modern** and **Traditional** farmhouse styles. Farmhouse architecture generally incorporates a limited color pallet, opting to use these materials to create visual interest, texture, shadow, and depth. Vertical and horizontal patterns are encouraged.

J.
Any non-masonry siding materials will be wood, engineered wood, or fiber cement siding.



F. Masonry **G.** Board & Batten **H.** Clapboard **I.** Shiplap

The images below demonstrate examples of structures with material variation.



ILLUSTRATIVE EXAMPLES OF ACCEPTABLE MATERIALS

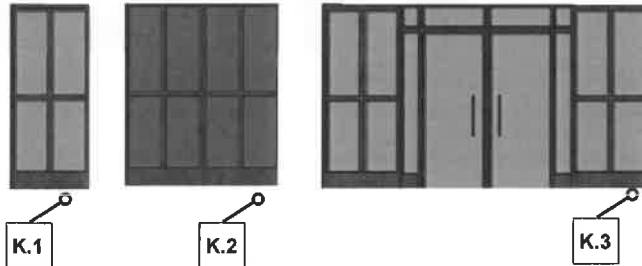
Please refer to legend.

storefront and windows



K. Double-hung and two over two mullion patterned windows are to be incorporated where possible. Tall windows and storefront systems should be utilized in order to accentuate the height of structures. Dark, aluminum storefront and windows should be incorporated for an "Industrial Farmhouse" design.

- K.1 - Two Over Two Mullion Window, Single**
- K.2 - Two Over Two Mullion Window, Double**
- K.3 - Incorporation of Two Over Two Mullion Window in Storefront System**



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false second stories

Please refer to the Unified Development Ordinance (UDO) for Harrisburg, North Carolina.

All nonresidential and mixed use buildings over 4,000 square feet in gross floor area or with any building facade that is greater than 100 feet in length that do not already have a habitable second story shall have a false second story that complies with the maximum height limit for the zoning district.

Three of the following design elements must be incorporated:

1. Transparent or opaque widows in the mid-section of the facade
2. Clerestory windows in the upper-section of the facade
3. Shading devices such as shutters or canopies
4. Varied rooflines and parapet heights
5. Changes in materials
6. Corner elements
7. Juliet balconies; or
8. Other features that the zoning Director approves.

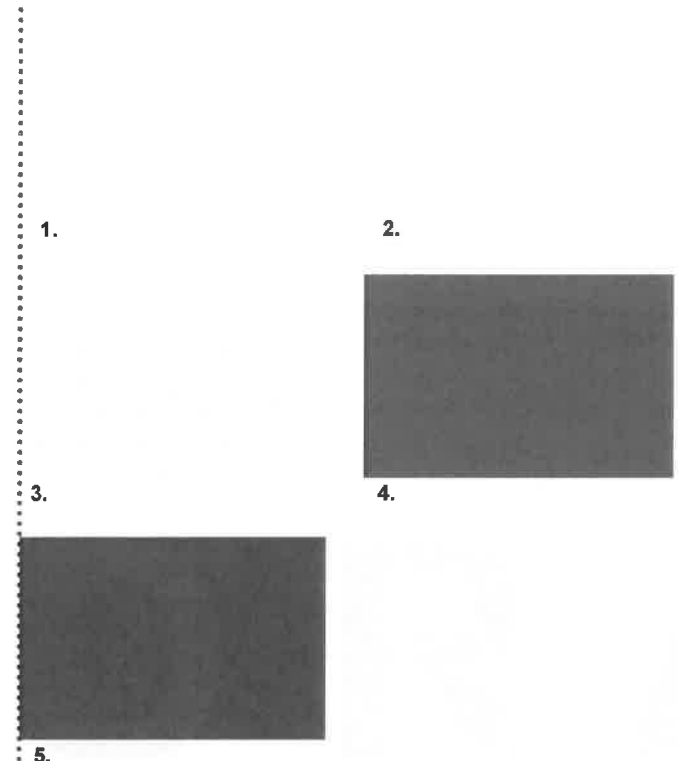
Illustrative example of all elements below.



ILLUSTRATIVE EXAMPLES OF ACCEPTABLE MATERIALS

Please refer to legend.

suggested colorways



Suggested Paints

- 1 Sherwin Williams "Pure White" SW 7005
- 2 Sherwin Williams "Extra White" SW 7006
- 3 Sherwin Williams "Alabaster" SW 7008
- 4 Sherwin Williams "Urbane Bronze" SW 7048
- 5 Sherwin Williams "Iron Ore" SW 7069

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roof

cladding

storefront and windows

