



Legendary Run Community Association, Inc.

Design Review Guidelines

These guidelines have been put together to help residents develop designs that stay consistent with what has been commonly done in the community. What is presented here is a collection of guidelines. Meeting these is not a guarantee of approval. Each design, with its unique situation, must be approved within the context of the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements.

The intent of these guidelines is to protect the community's aesthetics by bringing to the forefront the architectural design of our homes, diminishing visual distractions, and leaving open site lines to landscapes, the natural surroundings, and the golf course.

In addition to the guidelines please see these sections of the Legendary Run Declaration of Covenants, Conditions and Restrictions and Reservation of Easements: Article VII, Design Review; Exhibit G, Building Design Review Criteria for Proposed Planned Golf Development Community; and Amendment 7, Exhibit C, Building Design Review Criteria for Legendary Trails.

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Deck and Patio

Please consider the following for Deck and/or patio installation:

- Patio should be made of concrete or pavers.
- Deck should be made of wood or wood substitute.
- Deck railings and balusters should not act to form a visual wall.
- Deck or patio colors should blend in with the house and/or environment; no harsh primary or contrasting colors.
- Deck lighting should be limited to under-rail, in-step and post cap lights.
- Deck skirting and deck or patio retaining wall, if used, should be specified with the application.
- Deck or patio should not obstruct neighbors' views.
- Deck or patio installation should not impede water flow to or from your lot or adjoining lots.
- Deck or patio should not to be used for storage of items other than standard deck/patio furniture and accessories (i.e. grill, fire pit, umbrella).



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Fence

The intent of this guideline is to minimize the visual impact of fencing, bringing to the forefront the architecture of our homes and leaving open site lines to landscapes, natural surroundings, and the golf course. Fencing that is black or dark in color with maximum 'through view' is preferred.

Please consider the following for fence installation:

- Fence should be installed in a rear yard area only, coming no farther forward than the rear corners of the house/garage.
- Fence should be installed with enough clearance between the bottom of the fence and the ground to allow easy trimming.
- Fence should not be installed along the tops of berms.
- Fence should have a maximum height of forty-eight inches from grade.
- Fence members should have a maximum width of six inches.
- Structural elements should be placed inward with decorative elements facing out.
- If wire screening is used, it must be coated wire, dark in color, and installed on the interior only.
- Paint and stain finishes should be dark in color blending with the natural surroundings.
- Fence should not impede water flow to or from your lot or adjoining lots.
- Fence should not obstruct neighbors' views.
- Fence owner should maintain both sides of non-adjoined fence (painting, staining, grass trimming, etc.)
- Privacy fence should be allowed only for use immediately adjacent to patios or decks. No perimeter privacy fencing.
- No chain link fencing.



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Playset

The intent of this guideline is to diminish visual distractions and to blend these structures with the natural surroundings.

Please consider the following for playset installation:

- Playset should be made of wood or wood substitute.
- Roofs should be made of wood/wood substitute shingles or be neutral, blue or green canvas.
- Colors should blend in with the environment; no reds, harsh primary, neon, or contrasting colors. No rainbow-colored tarps or tenting.
- Playset should be located in the rear yard behind the house.
- Playset should be located to minimize visibility from the street.
- Playset should be located to minimize visual impacts to surrounding properties.
- Playset should not impede water flow to or from lot or adjoining lots.
- No lighting should be attached to or erected near the playset.
- Playset should not to be used for storage of items.



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Basketball Goal

The intent of this guideline is to protect the appearance of homes, especially when viewing from the front; and in the case of golf course homes, the rear as well.

Please consider the following for basketball goal installation:

- Basketball goal pole should be black or green.
- Basketball goal backboard should be transparent. No ornamental graphics on the backboard except or a small manufacturer's logo.
- Basketball backboard should be mounted on basketball goal pole only; no roof, wall, playset, light/utility pole mounting, etc.
- No lighting fixture should be attached to or erected near the basketball goal (even if lighting fixture is sold with the goal).
- Basketball goal should not be placed within a setback.
- Basketball goal should be located at the edge of a driveway, an edge not blocking the facade of the house.
- Basketball goal should be located behind the plane of the nearest facade of the house/garage for houses with a side entry garage.
- Basketball goal should be located approximately fifteen feet from the plane of the nearest facade of the house/garage for houses with a forward entry garage.



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- Trampoline

Please consider the following for trampoline installation:

- Trampoline should be located to minimize visibility from the street.
- Trampoline should be located to minimize visual impacts to surrounding properties.
- Colors should blend in with natural surroundings; no harsh primary or neon colors. Netting should be dark and solid in color.
- No lighting fixture should be attached to or erected near the trampoline.
- Turf under and around trampoline should be maintained at the same cutting height as surrounding yard.
- Trampoline should not to be used for storage of items.



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Sports and Activity Courts

No activity centers such as tennis, basketball, volleyball, sports or other activity courts should be installed on lots within Legendary Run.



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Satellite Dish and Antennas

The intent of this guideline is to protect the architectural character of our homes especially when viewing from the front, and in the case of a golf course home, the rear as well.

The following recommended locations take into account that the satellite dish has to have a specific alignment in order to operate. The dish should be mounted in the most preferred position listed below that still allows it to have adequate alignment. No dish should be installed on the front facade of a house, or on a section of roof that faces or runs perpendicular to the street (front sloping, gable side or side hip). Installation should minimize exposed wiring. All wiring should be tightly affixed to the house and hidden to the maximum extent possible.

Preferred dish mounting areas (most preferred to least preferred):

- Install on the side of the house adjacent to incoming utilities (electric meter, gas meter, etc) approximately four feet from grade level.
- Install on the side of the house opposite to the incoming utilities (electric meter, gas meter, etc) approximately four feet from grade level.
- Install on the rear of the house approximately four feet from grade level.
- Install on the side of the house near the rear roof rake/eave.
- Install on the rear roof of the house. The dish should not be visible above the roofline.
- Install in back yard at grade level within setbacks. Shield with landscaping.

Antennas should be installed in the attics of homes.



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Exterior Colors

The colors of the exterior materials on our homes were picked with the help of designers during the development of the community. This includes the brick, siding, trim, shutters, doors, garage doors and shingles.

There are two color schemes to take into consideration, the color scheme of your home and the color scheme of the surrounding homes. It may be more difficult to get a design approved if your color selection is a departure from either of these. To help gain design review approval keep your existing colors, or select colors that are consistent with the scheme of your home and the homes around yours.

In general, color schemes follow these guidelines:

- Shingles complement the brick.
- Trim matches the siding, or
- Trim is a lighter color to draw attention to architectural details
- Shutters and door/window lintels draw a color from the shingles, or
- Shutters and door/window lintels match the trim.
- Garage doors match the trim color blending them to the background.
- Front entry door matches the shutters, or
- Front entry door is a different color to draw attention to the entry of your home.