

Guidelines and Architectural Standards for “Stillwater” at Bear Creek

The following Guidelines and Architectural Standards have been created to ensure neighborhood continuity for enhancement of property values within Stillwater Community. These Guidelines currently apply to Lots 1—16 Block 17, Lots 1-16 Block 16 in Phase 2A of Bear Creek Subdivision. Categories herein may be exclusive to this Community only, and may not be required for other properties in Bear Creek.

Roofs and Patio Structures:

Roof pitch will be a minimum of 8/12 with earth tone 30 year architectural shingles. Patio covers will be an integral part of the dwelling roof, or added in such a fashion as to match existing roof pitch, material and design. No aluminum or plastic patio covers will be allowed. Trellis or shade screen type covers must be approved as to material and design, prior to installation. No evaporative (swamp) coolers or mechanical air conditioning systems will be allowed on any roof in Stillwater. No television antennas, including the type used for satellite-dishes, will be allowed on the shingle surface of the roof.

Fencing:

Perimeter rear yard fencing will be limited to extend from the front corners of the dwelling to the side property line, extending along said line to the rear property corners and enclosing the rear yard area. Corner lots must keep fencing 15' from the back of the sidewalk on side streets. Front yard fencing will be limited to three-rail split rail, not to exceed 36" in height. Rear yard fencing will not exceed 60" in height. Material for all fencing shall be limited to the Stillwater semi-private vinyl fence design only. Approval of all fencing must be submitted for Review to the BCHOA Architectural Advisory Committee, with final approval by the BCHOA Board of Directors prior to installation.

Accessory Buildings:

Detached structures are expressly prohibited unless submitted to the BCHOA Architectural Advisory Committee for review and final approval by the BCHOA Board of Directors prior to installation. If approved all exterior material and design of the accessory structure shall match the residential dwelling unit.

Landscaping:

The front yard of each Stillwater home will be a minimum of 50% grass. This area is defined as extending from the front corners of the dwelling unit to the side property lines and extending along said property lines to the front street. This front yard area will also contain at least two deciduous trees with 2" caliper trunks or greater. When landscaping, original drainage, established by the builder, will be preserved or improved. A border free of grass or plant material requiring other than minimal watering, is to be installed with 36" or more width, along the perimeter of the foundation wall. Gravel or bark is recommended as ground covering. No sprinkler heads for watering are to be installed within this border. The front and rear yards are to be landscaped within 6-months of closing. Prior to installation, landscape plans must be submitted for review to the BCHOA Architectural Advisory Committee with final approval by the BCHOA Board of Directors.

Additional information regarding other requirements are contained within the Covenants, Restrictions and Bylaws for the Bear Creek Community.