

Stratford of Avon  
Architectural Guidelines

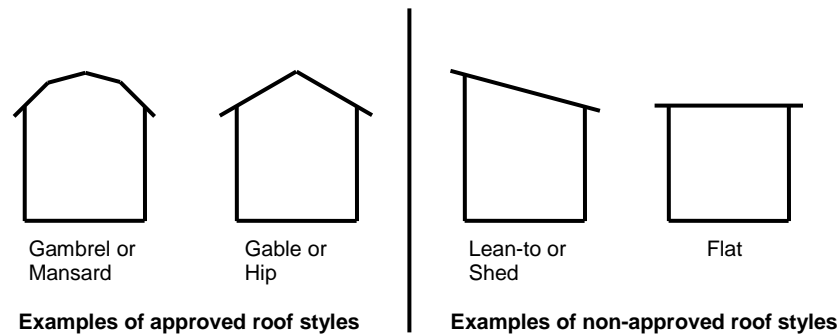
June, 2009

Revisions

<b>Date</b>	<b>Page(s) Revised</b>	<b>Description</b>

## **Requirements for out-buildings (allowed in Section 1 only)**

- Exterior finish
  - No metal or vinyl siding allowed
  - Siding colors shall be consistent with house coolers
- Roof
  - Only shingled roofs allowed
  - Shingles must be similar in color to house shingles
  - Roof style must be approved
    - No flat roofs or single-pitch roofs
    - Roof pitch to be 8/12 minimum
    - Minimum 6-inch wide roof overhang required on all sides



- Size
  - Max floor area 200 square feet
- Location
  - Shall be located within boundaries allowed for a 4-foot fence
  - If a fence is present, an outbuilding must be located inside the fence
  - Must include 6-inch minimum eaves as shown by above diagrams
- Foundation
  - Shall not be built on a permanent foundation
  - No poured concrete footings slabs, crawl spaces, etc.
  - Only temporary types of foundations allowed, such as pressure treated 4x4 or equivalent
  - Bottom of siding shall be located within 6 inches of ground level at all points around the building

## **Requirements for above-ground temporary pools**

- Maximum diameter 10 feet
- Maximum wall height 26 inches
- No pump or filter system
- No frame supports

## **Requirements for fences**

- All applications for fences must be submitted to the Architectural Committee for approval prior to installation.
- Standard silver colored chain link fencing will be acceptable in Section 1 only. Approved wood fences must be stained, painted, or otherwise coated with a preservative material upon installation. Fencing material must be installed “good” side facing outward.
- The Architectural Committee may allow slight deviations from these guidelines due to topography constraints.
- Homeowner accepts any and all risk associated with placing fencing in easement areas. Homeowner is responsible for determining whether Town of Avon ordinances impose additional fence requirements. In the event a provision of these guidelines conflicts with Town of Avon requirements, the Town’s requirements shall take precedence.
- Each lot owner shall at all times maintain their lot and improvements thereon to prevent the homesite from becoming unsightly such that it would detract from or diminish the aesthetic appearance of the subdivision by keeping the exterior of all improvements in a good state of repair.

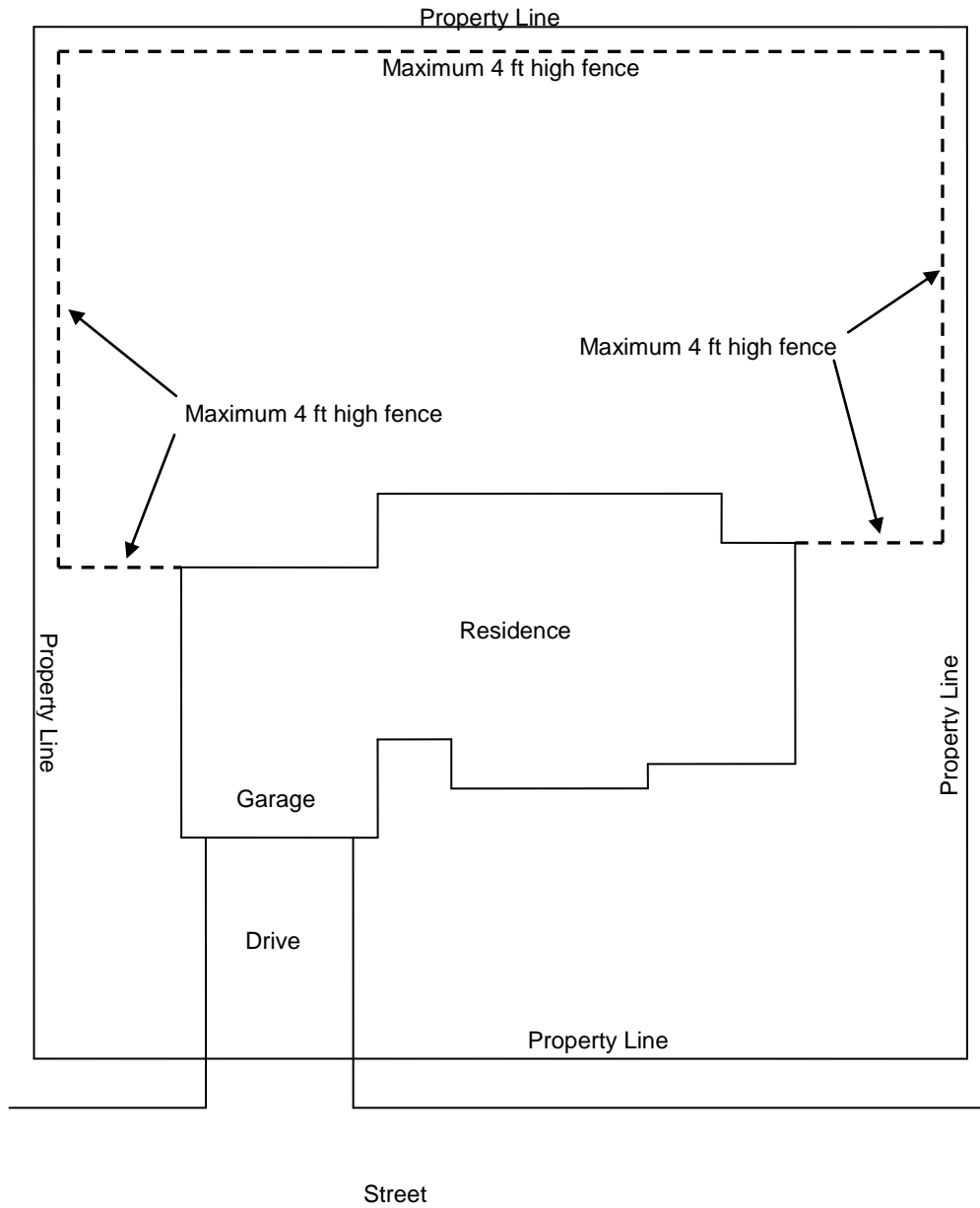


Diagram 1 – Fence to Side Property Lines

Maximum 4 ft fence excluding support posts which may not exceed 5 ft. The fence may extend to either property line from the rear corners of the residence.

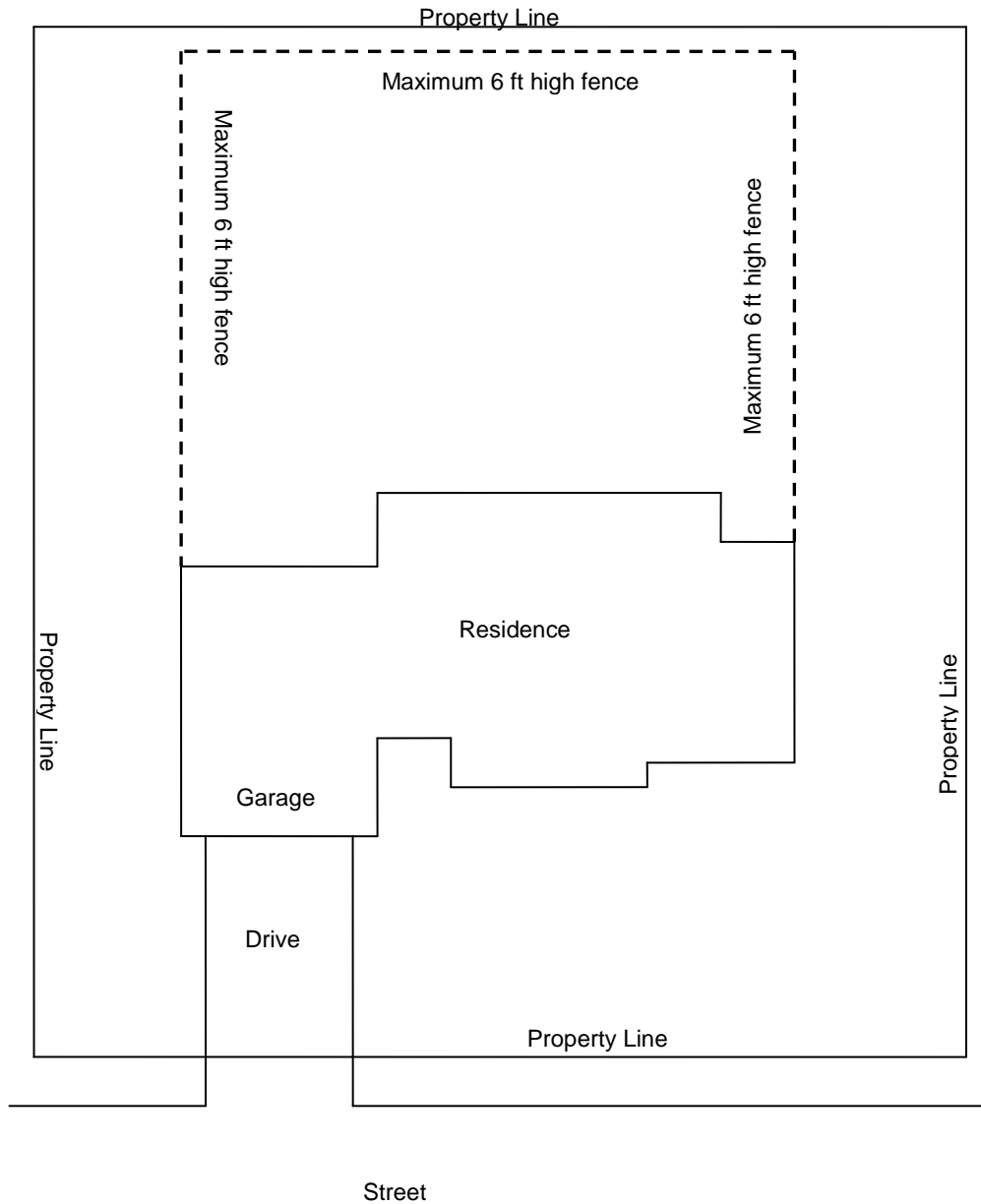


Diagram 2 – 6-foot Fence

Maximum 6 ft fence excluding support posts which may not exceed 7 ft. The fence may extend parallel to the side property lines from the rear corners of the residence.

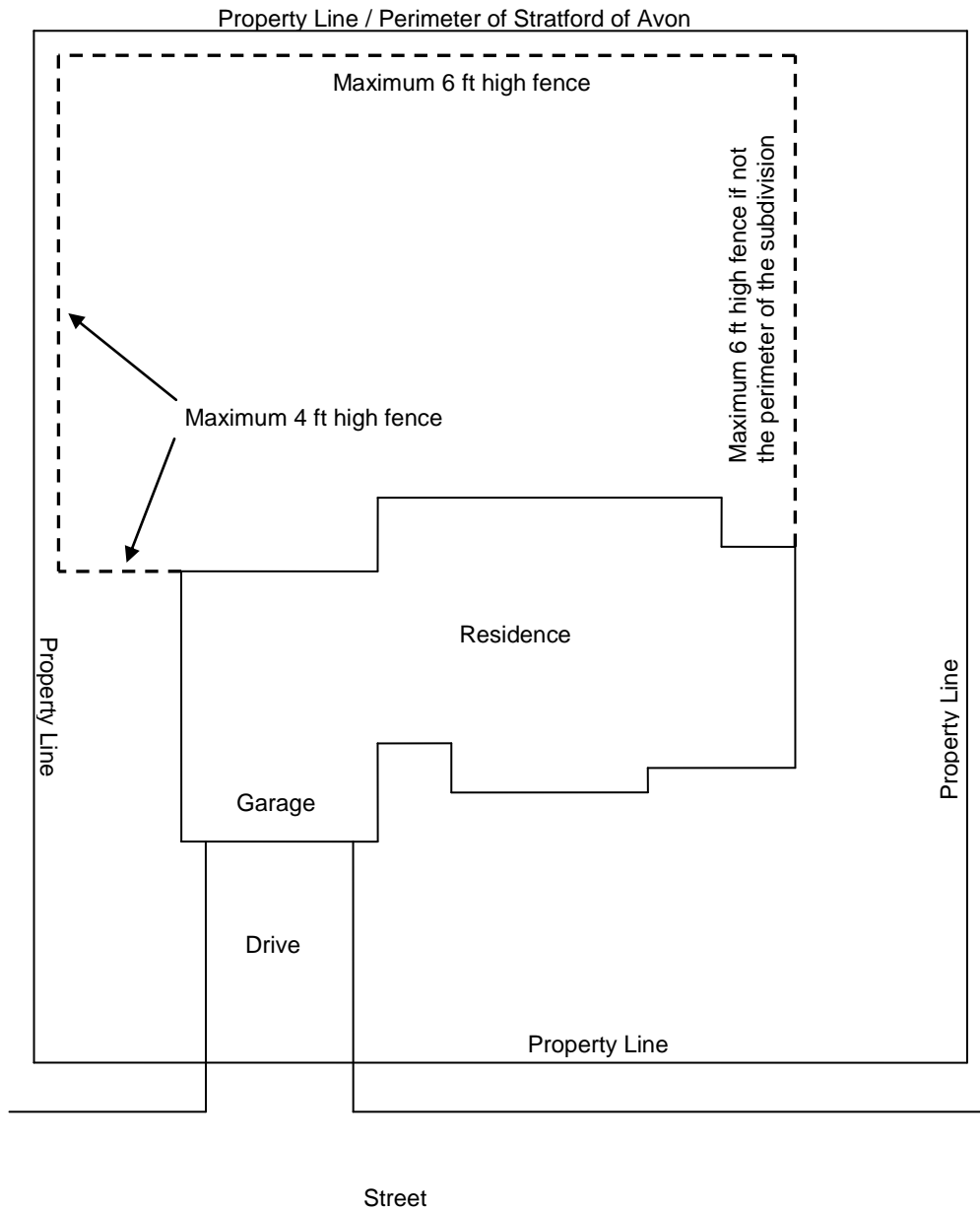
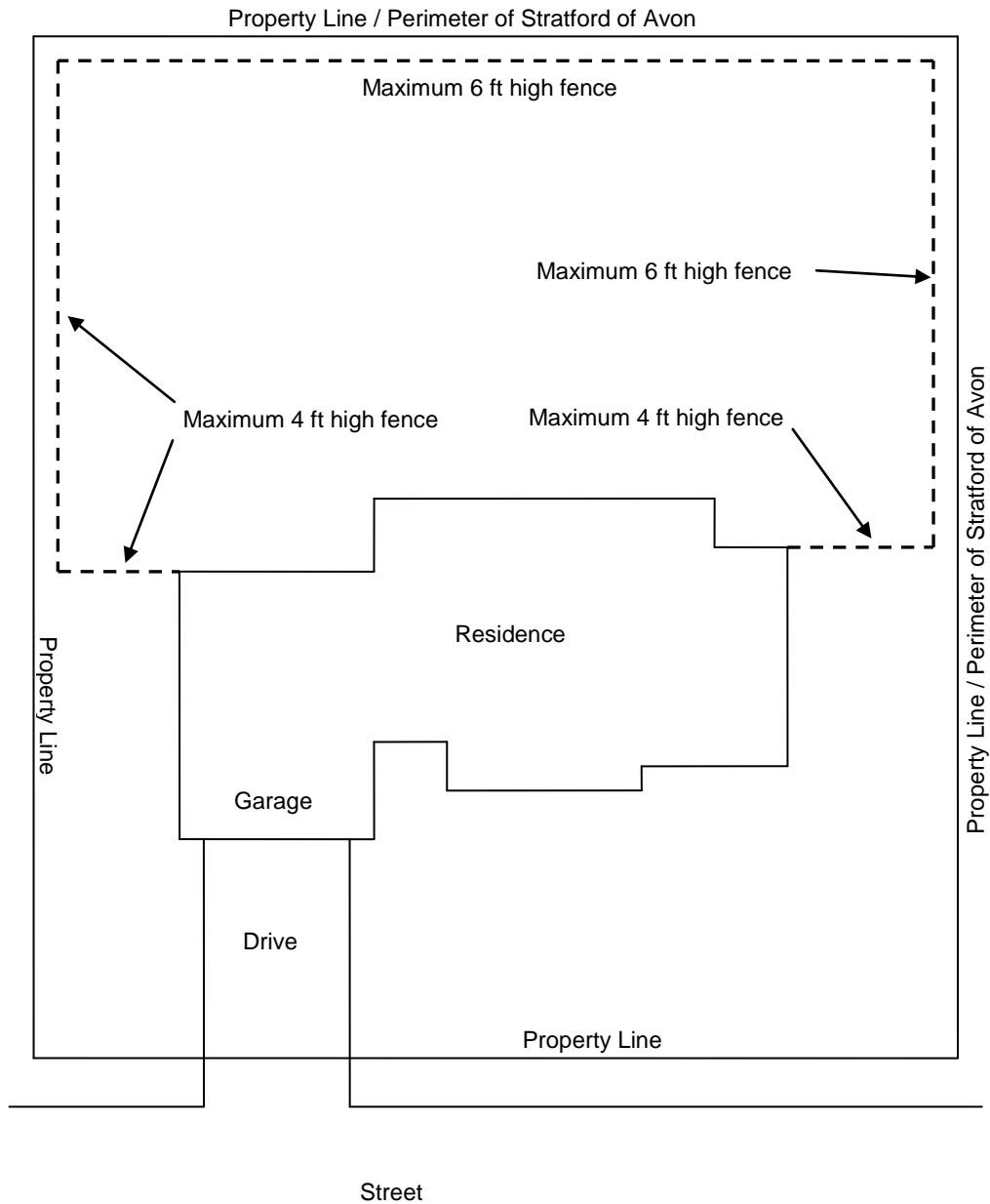


Diagram 3 – Perimeter of Subdivision

If the property is located on the perimeter of the Stratford of Avon subdivision a combination of the 4-ft and 6-ft fence designs described by Diagrams 1 and 2 will be allowed as shown by this diagram.



**Diagram 4 – Corner of Subdivision**

If the property is located on the corner of the Stratford of Avon subdivision a combination of the 4-ft and 6-ft fence designs described by Diagrams 1 and 2 will be allowed as shown by this diagram.



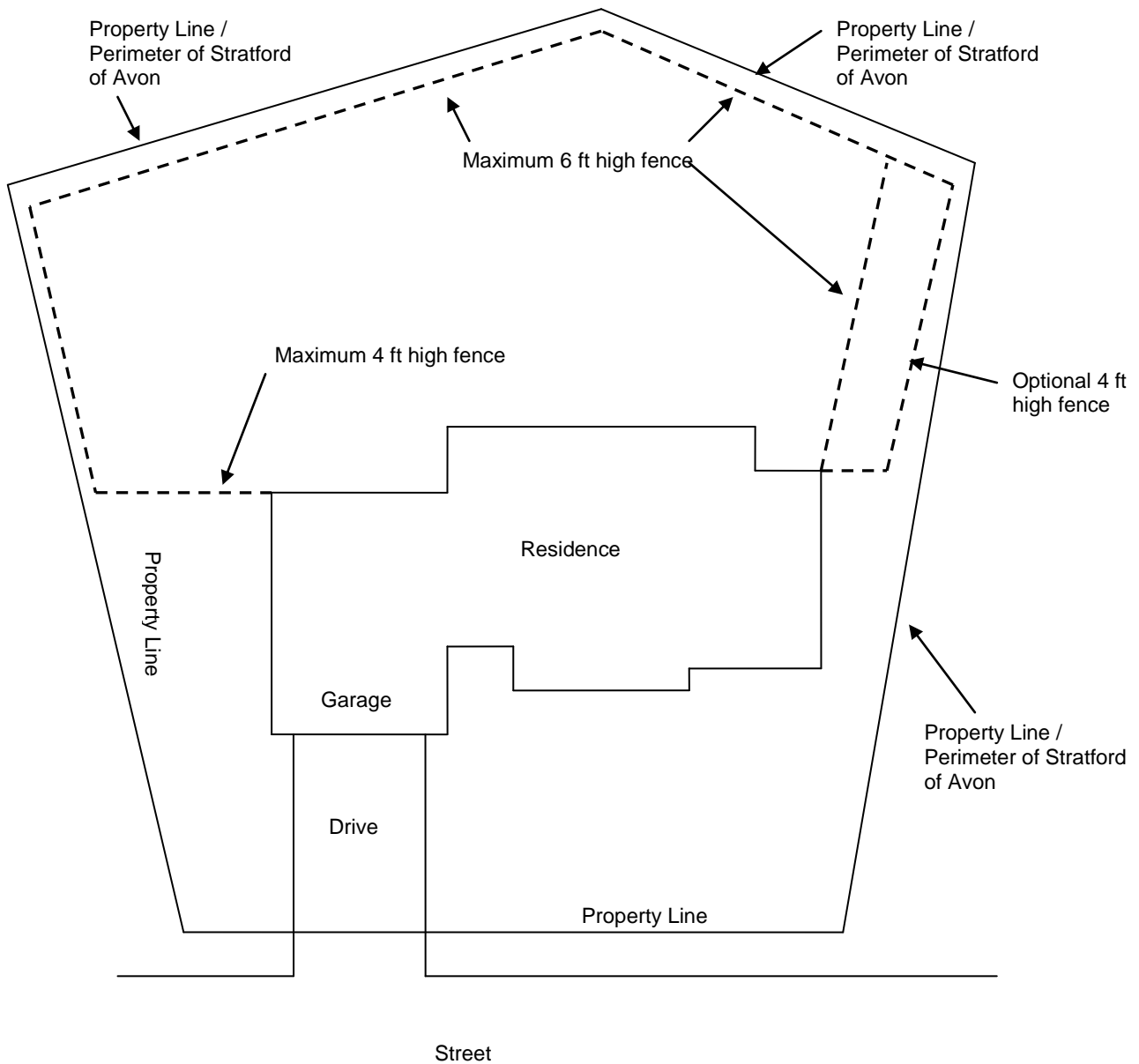


Diagram 5 – Cul-de-Sac Lots

If the property is located on a cul-de-sac lot a combination of the 4-ft and 6-ft fence designs described by Diagrams 1 and 2 will be allowed as shown by this diagram.

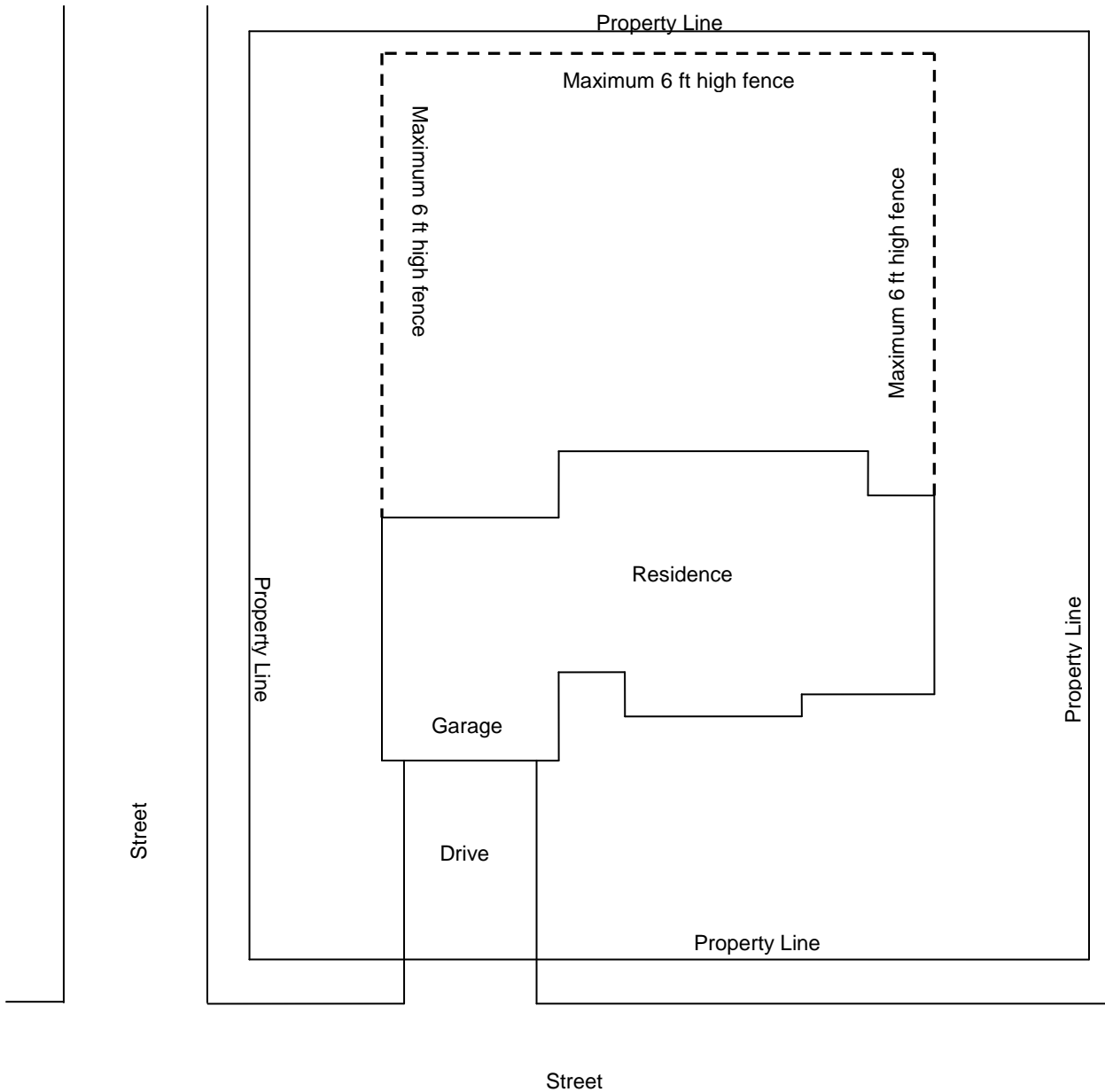


Diagram 6 – 6-foot Fence, Corner lot, interior of subdivision

Maximum 6 ft fence excluding support posts which may not exceed 7 ft. The fence may extend parallel to the side property lines from the rear corners of the residence.

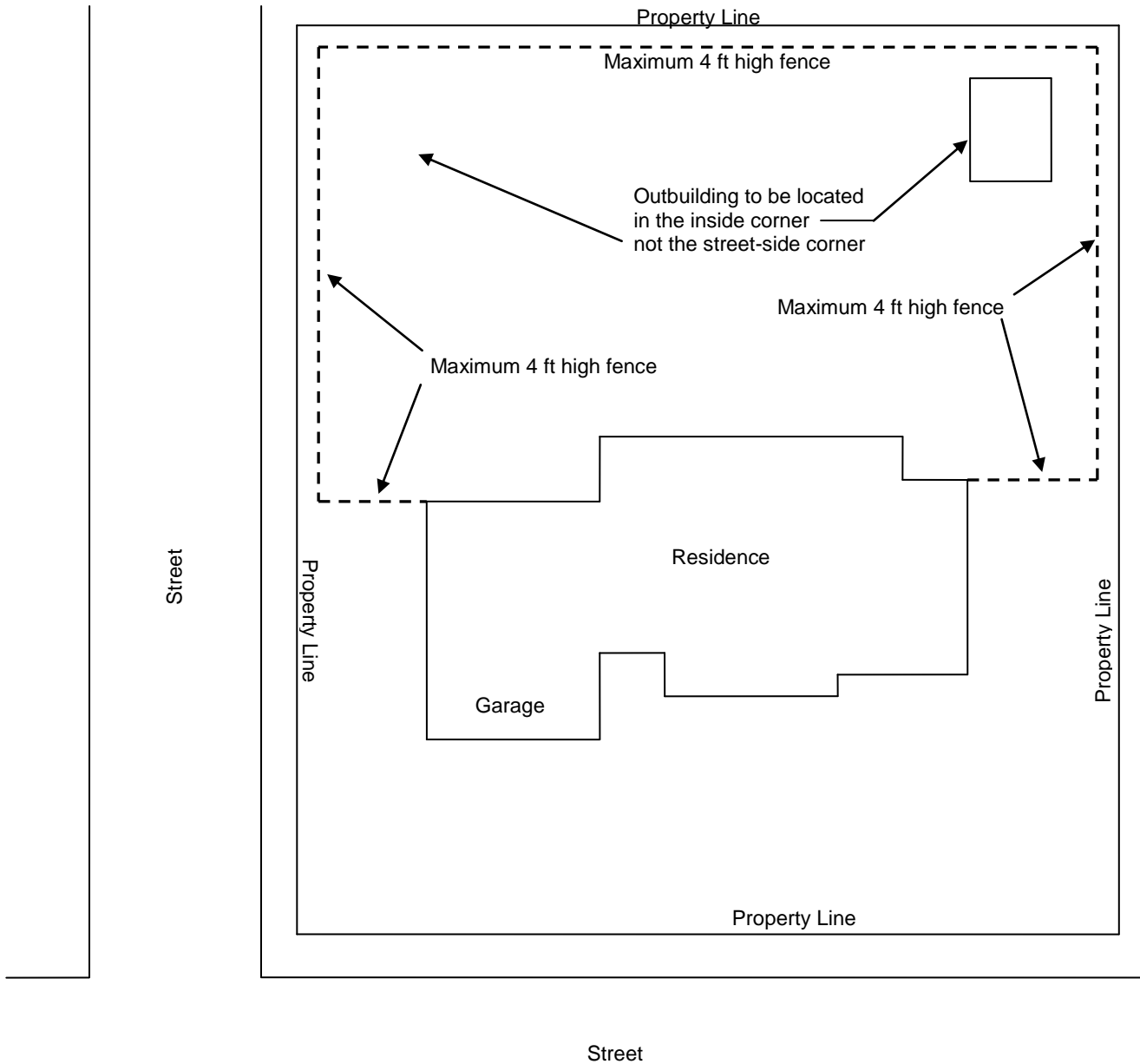


Diagram 7 – Location of Outbuilding on Interior Corner Lot (Section 1 only)

An outbuilding (allowed in Section 1 only) should be located on the interior corner of a corner lot, and not on the “steer-side” corner. The outbuilding can be located within the area allowed for 4-foot fences, unless a fence higher than 4 feet is present in which case the outbuilding must be located within the area allowed for a 6-foot fence. Regardless of which was installed first, an outbuilding must be located inside any fence.