

Stratford of Avon

Architectural Guidelines

February 6, 2021

Purpose:

The purpose of the Stratford of Avon Architectural Guidelines is to provide interpretation of covenant requirements to homeowners where the Architectural Committee has been given responsibility and discretion by the covenants in approval of homeowner improvements and changes. The Guidelines are a “living” document and are not legally recorded. They are updated from time to time as the covenants or laws governing homeowner associations are changed, or as opinions or interpretations change with Committee membership. However, a homeowner’s request for approval shall be judged against the then published Architectural Guidelines at the time of submission.

Homeowners are cautioned that many lot or building improvements are also governed by the Town of Avon. Homeowners accept any and all risks associated with placing improvements in easement areas. Homeowners are also responsible for determining whether Town of Avon ordinances impose additional restrictions or requirements. In the event a provision of these Guidelines conflicts with any Town of Avon restrictions or requirements, the Town’s restriction(s) or requirement(s) shall take precedence. Homeowners are expected to maintain lot improvements per the covenants Section 29 Maintenance of Lots and Improvements at all times.

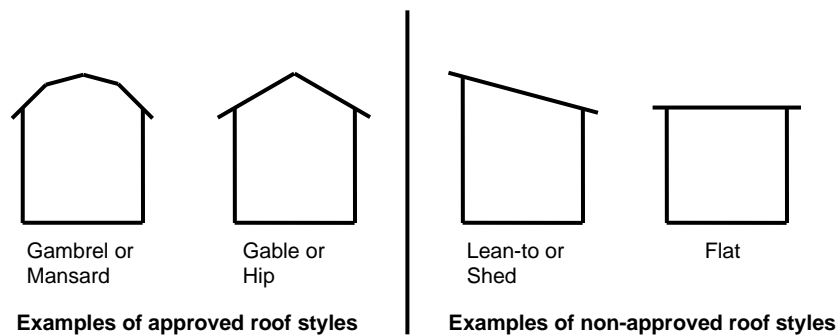
Timeline:

Projects must be started no later than 1 year after approval and must be completed no later than 6 months after project initiation. Projects not started 1 year after approval must be re-submitted for approval by the Committee. Homeowners with projects not completed within 6 months are requested to provide the Architectural Committee with an updated completion target.

Requirements for Outbuildings (allowed in Section 1 only)

- Exterior finish
 - No metal or vinyl siding allowed
 - Siding colors shall be consistent with house colors

- Roof
 - Roof style, material and color must be approved
 - No flat roofs or single-pitch roofs
 - Roof pitch to be 8/12 minimum



- Size & Location
 - Max floor area 120 square feet
 - Shall be located within boundaries allowed for a 4-foot fence
 - If a fence is present, an outbuilding must be located inside the fence

Gazebos and pergolas

- Must have a solid roof. No canvas, vinyl or similar material for the roof (or sides if so equipped). In any case, the structure shall not be fully enclosed
- Structures may have open sides or sides with insect screening
- Structure shall be permanently anchored

Requirements for above-ground temporary pools

- Maximum diameter 10 feet
- Maximum wall height 26 inches
- No pump or filter system
- No temporary pools are allowed on any lot from November 1 to May 1
- No frame supports
- A temporary pool is permitted in the backyard only

Requirements for athletic courts

- Maximum court area: 500 square feet
- Minimum distance to another Stratford property line: 10 feet
- No more than one goal is allowed
- Athletic courts shall not be illuminated
- Court construction shall not include any impervious material including but not limited to concrete and asphalt
- Non-conforming athletic courts existing as of January 19, 2021 shall be grandfathered, however no such court shall be modified to cause it to become less conforming

Requirements for fences

- All applications for fences, including substantial repair or replacement, must be submitted to the Architectural Committee for approval prior to work. All fences must conform to the requirements of the Stratford of Avon covenants in effect at the time of application. The Architectural Committee may allow slight deviations from these guidelines due to topography or other existing constraints.
- Chain link fencing will be acceptable only if vinyl coated and no more than 4 feet in height. Wood fences must be stained, painted, or otherwise coated with a preservative material within 12 months after installation. Fencing material must be installed “good” side facing outward.
- Per the covenants Paragraph 18F, privacy and security fences must not be further than ten feet from the water edge of the swimming pool or the edge of the hot tub, and any adjoining patio or deck
- A non-conforming fence shall not be modified to cause it to become less conforming

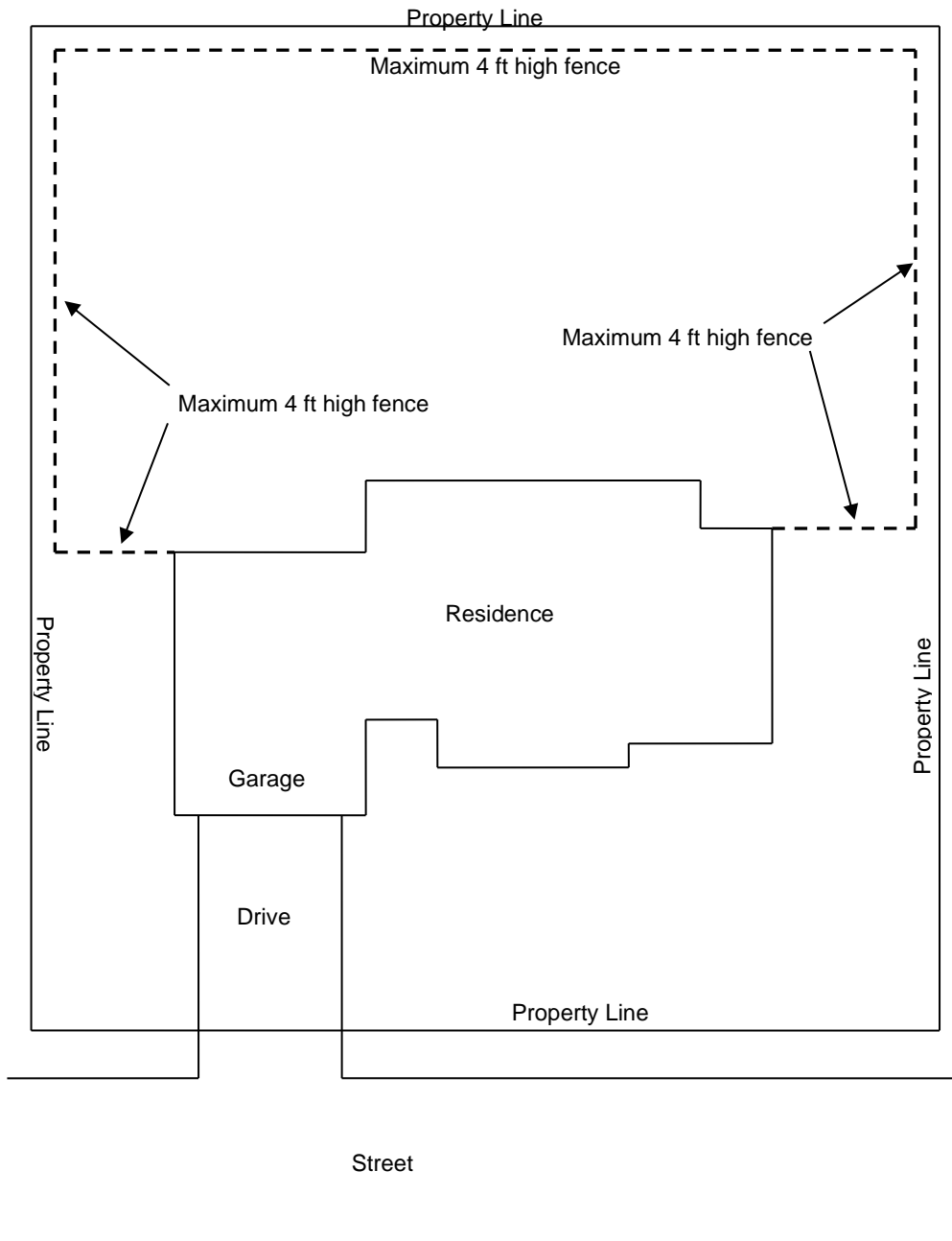


Diagram 1 – Fence to Side Property Lines

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

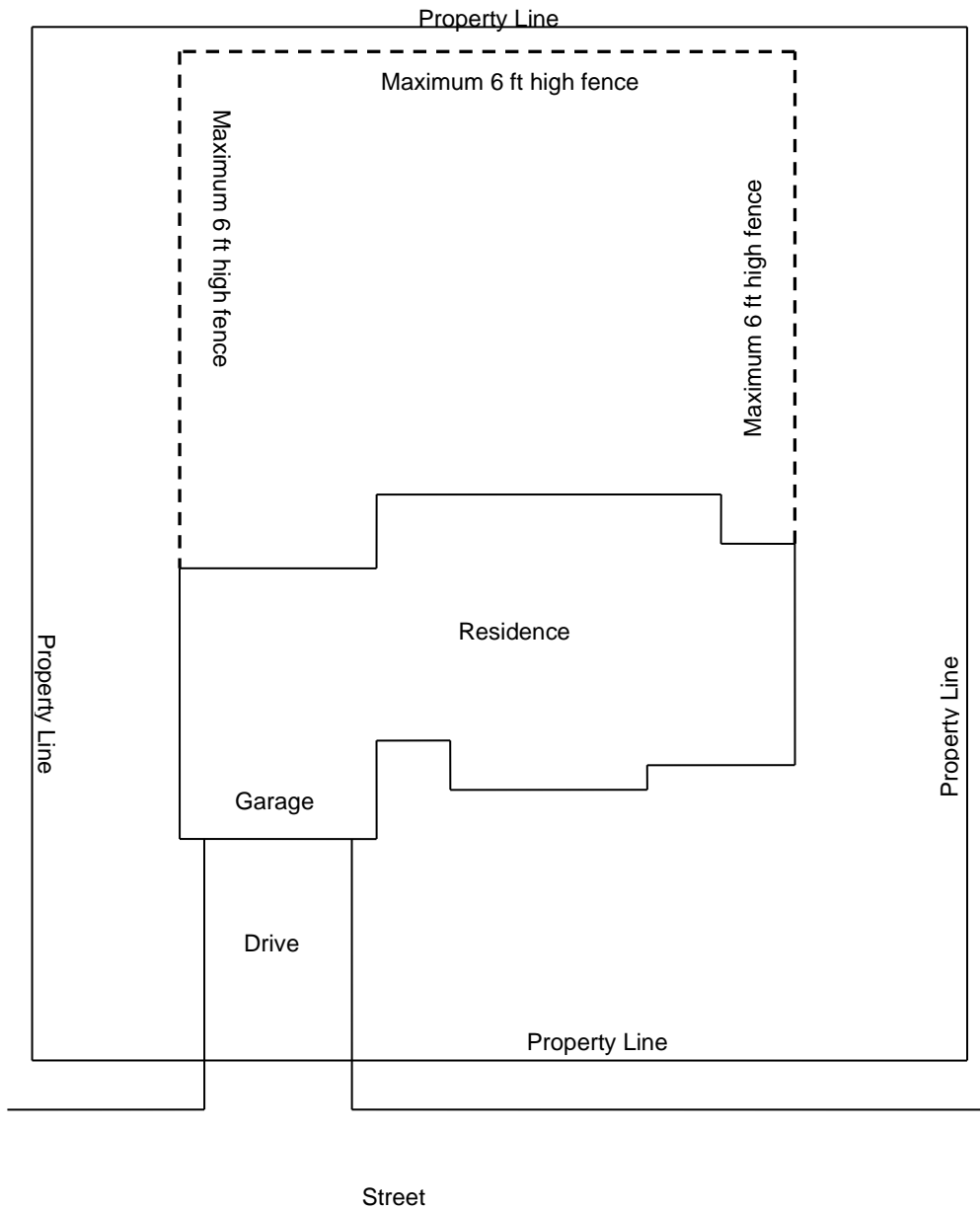


Diagram 2 – 6-foot Fence

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

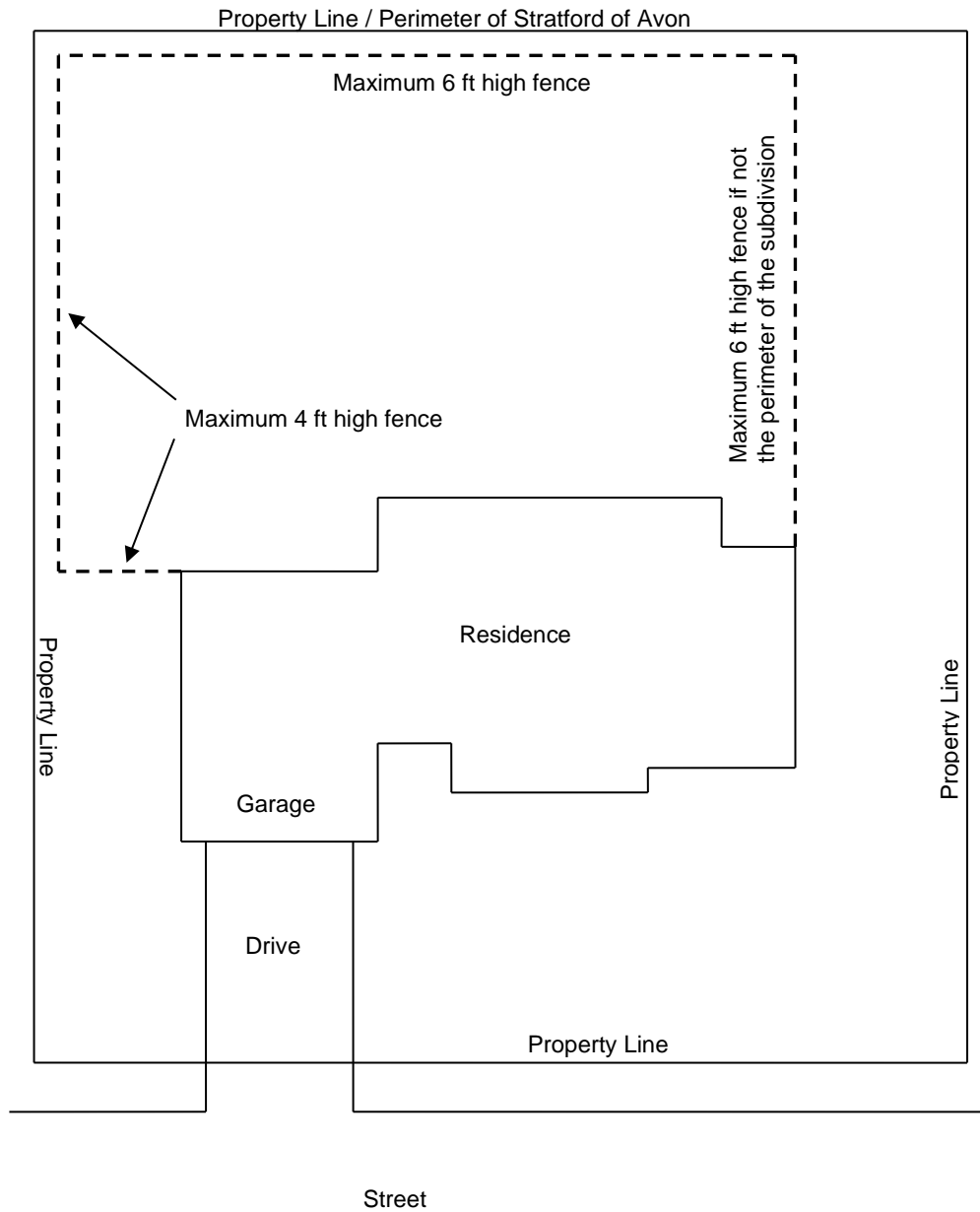


Diagram 3 – Perimeter of Subdivision

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

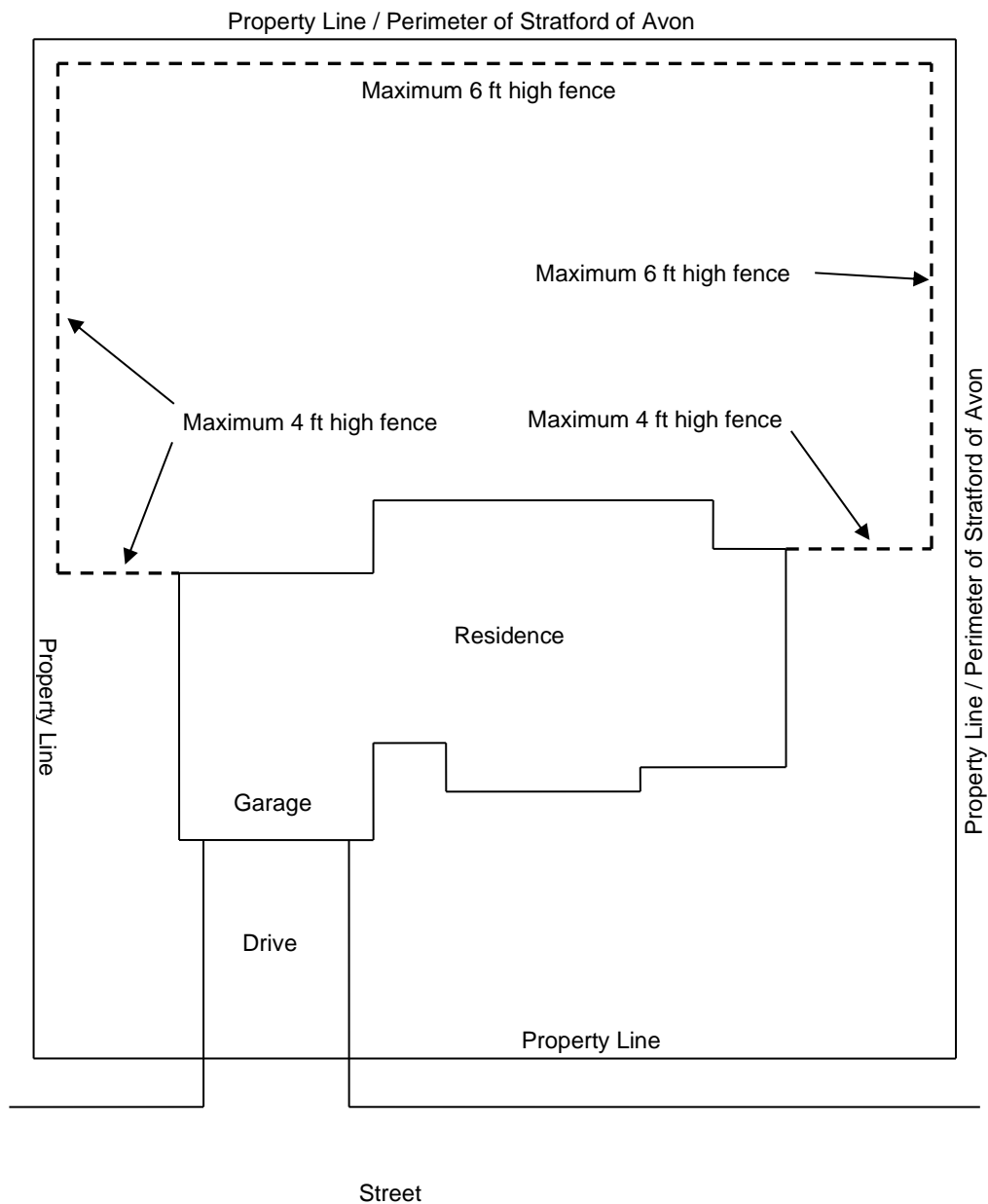


Diagram 4 – Corner of Subdivision

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

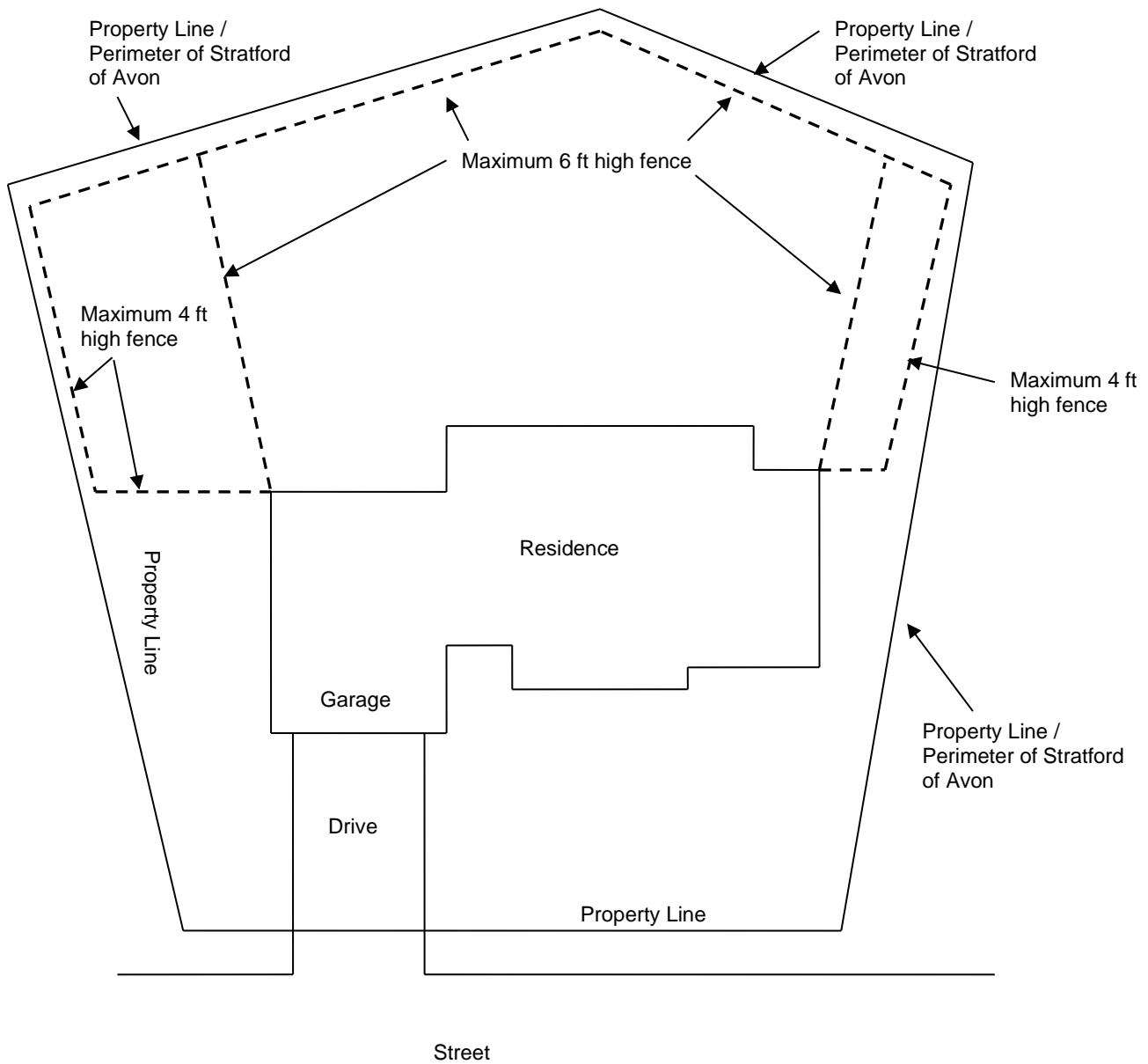


Diagram 5 – Cul-de-Sac Lots

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

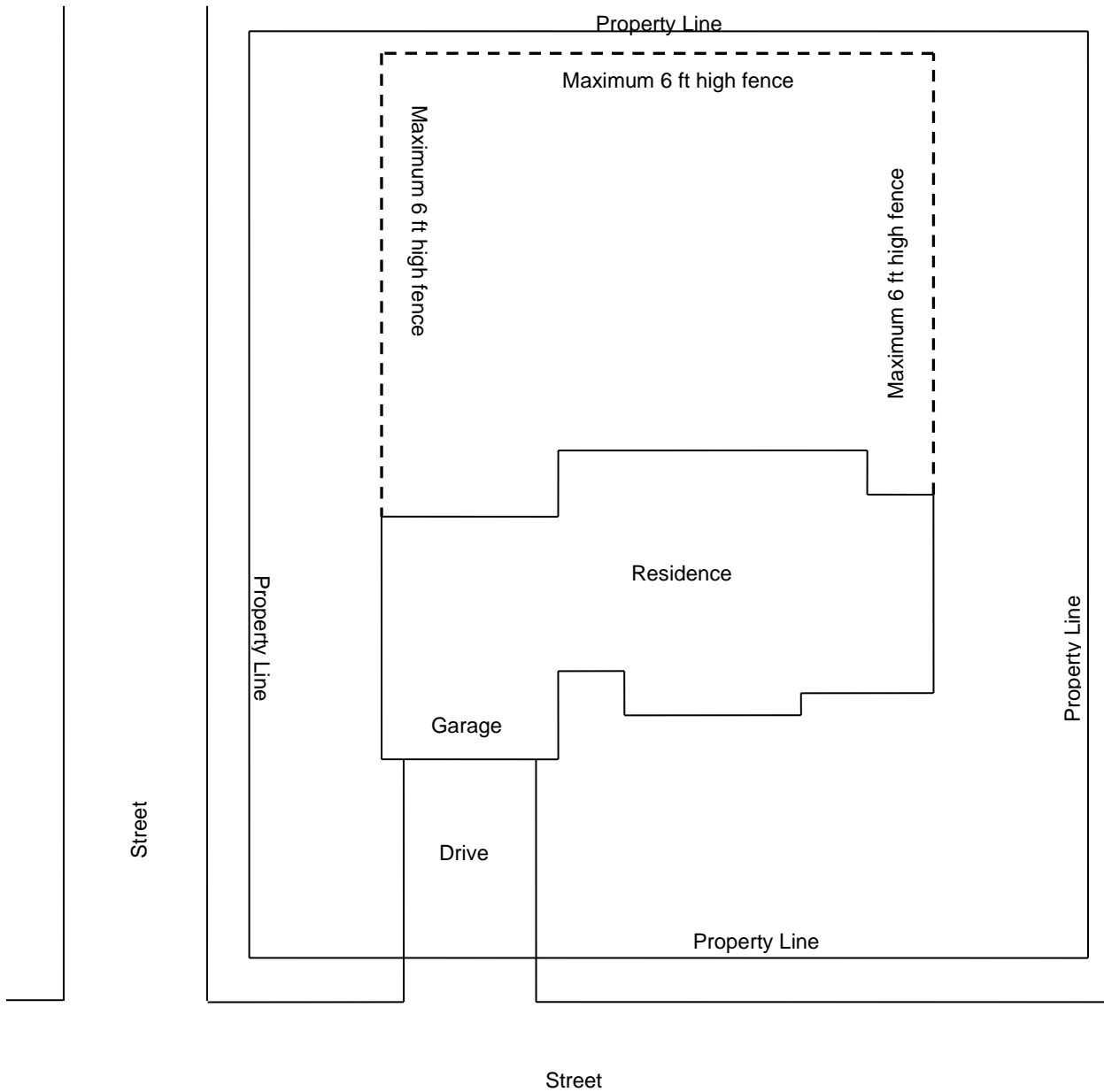


Diagram 6 – 6-foot Fence, Corner lot, interior of subdivision

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

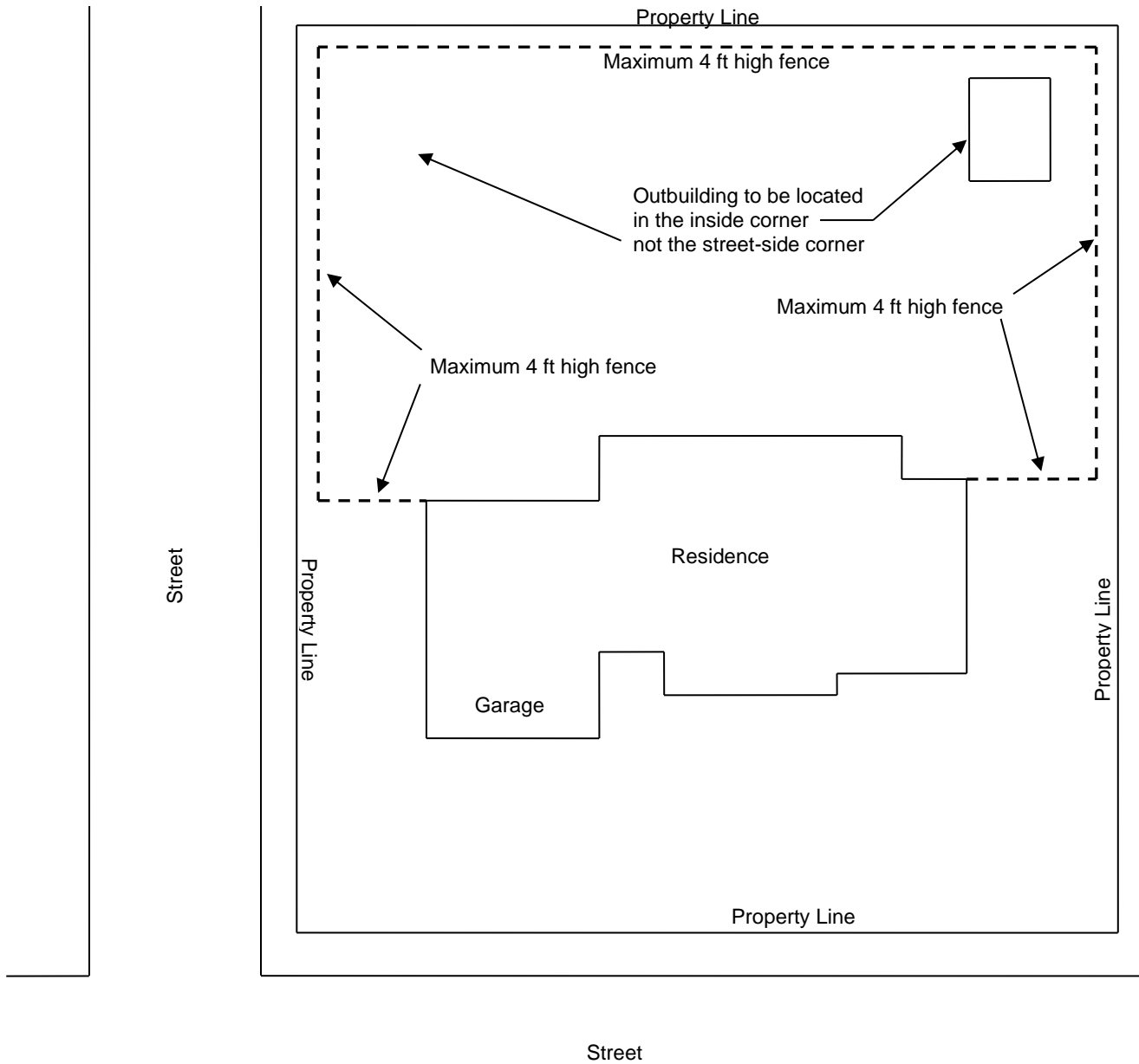


Diagram 7 – Location of Outbuilding on Interior Corner Lot (Section 1 only)

An outbuilding (allowed in Section 1 only) should be located on the interior corner of a corner lot, and not on the “street-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.