

CAMBRIDGE DEVELOPMENT CONTROL COMMITTEE

GUIDELINES FOR ARCHITECTURAL CONTROL

INTRODUCTION:

Pursuant to the Declaration of Restrictions of Cambridge, The Springs of Cambridge Development Control Committee ("Committee") is charged with the responsibility of preserving and enhancing the integrity of the development within the legal limits set out in these Restrictions. The Restrictions generally, provide that the Committee has the right to promulgate and enforce reasonable rules to regulate the external design, appearance, use, location and maintenance of the lots and improvements subject to the Restrictions in such a manner as to preserve and enhance values and to maintain a harmonious relationship among structures. In order to satisfy this responsibility, the Committee shall:

a. Approve or disapprove plans and specifications for all new construction.

b. Approve or disapprove plans and specifications for all exterior improvements on the subject lots. This includes but is not limited to fences, outbuildings, additions, and swimming pools.

Plans and specifications to be submitted

In order to properly review proposed improvements, the Committee has established the following to be the minimum materials to be submitted in triplicate:

a. All plans, drawings, or blueprints will be of professional quality and drawn to scale. Plans must include all exterior elevations, floor plans and foundation plan.

b. Plans for any improvement must include information noting major building materials, i.e. brick, stone, siding, and proposed colors.

c. A plot plan which identifies the following: location of house and driveway, finish floor elevation, location of any easements, location of proposed improvement, and location of any relevant factors such as neighboring homes, significant landscape barriers (existing or proposed). Plot plan shall include the distance of all improvements from property lines.

ARCHITECTURAL GUIDELINES

As noted previously, any new building or improvement or any addition to an existing building must have prior written approval of the Committee before any work is undertaken. The Committee has established the following guidelines for specific types of construction and improvements on lots in Cambridge. Any addition, exterior alteration or change to an existing building shall be compatible with the design and character of the original structures.

FENCES

Fences will be approved in back yards only. Backyard is described as not forward of the rear foundation line of a home. An exception to this is if the fence is to serve a service door into the house or garage and specifically if that fence is of an open material (wrought iron or split rail with black mesh).

Forty-eight inches is the maximum height for property fencing. Fencing the entire backyard is discouraged to preserve a more spacious feeling. Consequently, fences of an open nature will be more readily approved, such as wrought iron and split rail with black mesh fencing with a landscape plan.

All fencing should preferably have finished material on both sides. If only one side has finished materials, that side must face the adjoining property.

Five foot privacy/screening fences will be considered for small patio areas only.

In the case of swimming pools, if a privacy type fence is to be used, it cannot be a perimeter fence. It may only enclose the area around the pool, concrete deck and a landscape or ~~activity~~ area.

In order to approve plans for fences, the Committee needs a brief description of height, materials, etc. and a site plan of your lot with the location of the fence noted.

LANDSCAPING AND PLANTINGS

Landscaping work and plantings in general do not require the approval of the Committee. However, trees, hedges and shrubs which restrict sign lines for vehicular traffic shall be cut back or removed. Special landscaping beyond that normally associated with a single family resident must be approved. All retaining and landscape walls must be approved. All front yards must be sodded unless an in-ground sprinkler system is installed. If you are uncertain about these requirements, please contact the Committee.

EXTERIOR ANTENNAS

Television, radio antennas, and satellite dishes may not be erected on the exterior of any home in the Development except for the small diameter, 2 feet or less, roof-mounted satellite dishes and devices.

SWIMMING POOLS

Permanent in-ground pools must have the approval of the Committee before any work is undertaken. Above-ground pools will not be approved by the Committee. Temporary pools having a depth of two feet or less require no approval.

An application for the construction of a swimming pool will not be considered unless the application is accompanied by an acceptable fence design or evidence that the agency issuing the building permit will accept an automatic cover and that the subject pool plans include an automatic cover. The design shall conform to county or municipal regulations as well as the guideline for fences contained in this document. Minimum side yard and rear yard requirements will be the same as those required for the home. Use of plantings in the vicinity of the pool is recommended to soften the effect of noise and activity on adjacent properties.

PLAY EQUIPMENT

Children's play equipment such as sandboxes, temporary pools having a depth of two feet or less, swing and slide sets, playhouses and tents shall not require approval provided such equipment is not more than six feet high, in good repair (including painting) and every reasonable effort has been made to screen or shield such equipment from view. Equipment higher than six feet requires the approval of the Committee with regard to design, location, color, material and use.

MISCELLANEOUS

Exterior lighting shall not be directed in such a manner as to create annoyance to adjacent properties.

Trash and garbage containers shall not be permitted to remain conspicuous except on days of trash collection.

Homeowners shall make a reasonable effort to keep garage doors closed except during times of actual use of the garage facility.

Permanent clothes lines are prohibited.