

Trumpeter Valley Homeowners' Association Architectural Guidelines for Home Construction, Lot Improvements, and Home Changes

Introduction

Created for HOA members as well as their designers, architects, and contractors, Trumpeter Valley's Architectural Guidelines supplement the HOA Covenants. This document incorporates previous (2007 and 2016) Architectural Guidelines, with updates to reflect the Covenants revised 10/5/2015 (implemented September 10, 2022).

Please Note: Cross-references to specific covenants are provided for ease of use. This document does not include all HOA Covenants, however, and it does not replace them. Wherever questions may arise, the Covenants remain the ruling document. Additionally, all local building codes and building-permit requirements still apply and must be followed.

Compliance with all specifics of the Covenants and Architectural Guidelines is required. However, some adjustments might be needed to ensure that resulting construction will not conflict with the community and the surrounding areas.

Architectural Control Committee: Purpose and Scope

Covenants 2 and 3 establish the Architectural Control Committee, or ACC (informally, the "architectural committee"), and define its responsibilities in serving the neighborhood:

- The committee's goals are "creating and preserving an aesthetic residential neighborhood" ... "protecting the value of property within Trumpeter Valley," ... and "preserving the unique natural beauty and scenic views for all neighbors." - Cov. 2
- "All reasonable effort should be made to construct improvements ... that complement the natural landscape and limit visual distractions ..." - Cov. 2
- "The TVHOA, acting through its Architectural Control Committee, retains the absolute right to deny approval of a proposed dwelling plan ..." - Cov. 3.2
- The committee "will consider approval requests on a case-by-case basis and is not bound by any previous action or approval of a similar improvement ..." - Cov. 3.2
- "The Architectural Control Committee may establish additional guidelines for improvements that are consistent with the intent of these covenants." - Cov. 3.2

"... No structure shall be erected on any lot without prior review and **written** approval by the Architectural Control Committee. - Cov. 3.1

GUIDING PRINCIPLES

The Covenants cannot address every situation in detail, so members of the committee must use their best judgment while adhering to the spirit and intent of the Covenants. The ACC shall look to these guiding principles when reviewing proposals:

1. Preserve and Complement Natural Beauty. Trumpeter Valley is blessed with unique scenic beauty, which contributes greatly to the neighborhood’s appeal and its property values. For this reason, the Covenants limit tree-removal and favor home designs that help preserve views and blend with the surrounding landscape, emphasizing natural materials and earth-tone palettes. While understated landscape lighting is permitted, pole lights fronting the street (Cov. 6.13) are prohibited to help preserve the starry sky. Elements that detract from the natural landscape are avoided where practical.

2. Create and Preserve a Pleasing Residential Character. HOA Covenants favor a clean, uncluttered residential aesthetic. For example, barndominiums, shouses, metal sheds and pole barns are prohibited, and propane tanks must be screened from view. Garages and all accessory buildings must echo the architectural character and style of the residence and remain secondary to the dwelling. Utility meters, vents, and plumbing stacks must face the side or rear of the home whenever possible or be obscured from direct public view (Cov. 6.8, 6.12). Fencing requires prior ACC approval, and dog kennels or “runs” must be inconspicuous and attached to the dwelling or garage (Cov. 10.4).

3. Encourage Good Design. It is not the HOA’s goal to make all homes look the same or to create a “single-developer” aesthetic. Quality of design and materials is more important than quantity of space. Further, some diversity in architectural style, color, and features is desirable for enhancing the attractiveness of the community. Designs tailored to the specifics of the lot and the neighborhood setting are strongly encouraged.

4. Consider Level of Impact. The more impactful a proposal or given element will be on your neighbors, the more closely the ACC will consider it. Conversely, if a given element has little or no visual impact on neighbors’ enjoyment of scenery (or on their property values), the committee has greater flexibility. With our irregular lots, traditional “backyards” may be virtually nonexistent or border “front yards” of neighbors. Prominent or highly visible sites may warrant special consideration. All plans will be evaluated based on their entire impact to Trumpeter Valley.

5. Consider Each Plan “Case by Case.” Each lot is unique, and the committee “is not bound by any previous action approving a similar improvement on another lot” (Cov. 3.2). Further, any previous approvals or existing structures stand on their own and will not be considered as a basis for future approvals. Exceptions may be granted for unique designs or circumstances when the ACC determines good cause for such an exception exists.

SUBMITTING PLANS FOR APPROVAL

Before any construction begins, homeowners must submit detailed design drawings and site plans and obtain formal ACC approval in writing (Cov. 3.1). Examples of projects requiring prior approval include (but are not limited to): new homes, additions, remodels changing the exterior, roof replacements, exterior color-scheme changes, sheds (regardless of size), accessory buildings, pools, fences, kennels, playhouses, driveways, decks, patios, porches, etc. When in doubt, contact the ACC chair.

Note: **No tree-removal** other than brush-clearing may begin before plans have been submitted and formally approved (Cov. 4.2, 5.2). Homeowners must be up to date with TVHOA annual dues prior to submitting plans for review.

Approval Timelines: Allow at least **20 days** (Cov. 4.1) for the initial review of new homes and additions prior to the proposed start of construction. *Committee members will make every effort to make a formal group response more quickly*, but work/travel schedules may preclude a faster review. (Site visits and committee meetings are required.)

Allow at least **14 days** for review of proposals such as decks or fences, or for a change in color schemes, exterior materials, etc. (Allow adequate lead time *before* your contractor orders any pre-finished exterior materials.)

Unapproved design changes are prohibited. Any change to the choices or specifications previously given for a project must be submitted in writing for ACC review.

Documentation & Drawings Required

All requests for ACC approval must be in writing. Submission packets must include sufficient detail and be completed in their entirety before the ACC will begin its evaluation.

Complete submissions have the following elements:

- *Design Drawings:* All plans must be to scale, with dimensions and notations clearly readable when printed out. Include floor plans for new homes and additions/remodels, with a minimum scale of 1/4 inch to 1 foot (Cov. 4.1). Note the roof pitch (Cov. 6.7). Also specify the total square footage of finished living space on each level of a home (Cov. 6.1).
- *Exterior Elevations:* All four elevations and dimensional details are required for any building/structure. Front elevations for **home construction** must have a minimum scale of 1/4 inch to 1 foot (Cov. 4.1). Side and rear elevations may be 1/8 inch to 1 foot.
- *Site Plans:* Site plans are required for all projects before a review can begin. Site plans must be to scale, inclusive scale bar, utilizing the CSM on file (or prepared by a licensed surveyor), and show the location and dimensions of all existing and proposed structures on the lot. Include a survey showing the house/garage, driveway, well, septic system, and propane tank with screening. Note setbacks from the lot lines (Cov. 7) and any significant trees proposed for removal (as defined below). Note Indian Mounds (if applicable).
- *Staking:* You must place and label stakes on the lot to match your site plan when submitting plans for approval (Cov. 4.2., 5.1).
- *Exterior Materials:* Specify (list separately) each exterior material, including all siding, roofing, garage doors, stone accents, etc. Include style and/or manufacturer names when possible. (See guidelines below regarding exterior materials and design elements.)

- *Exterior Colors:* Provide a complete list and samples, noting the brand/manufacturer and color names/numbers. Specify use/placement (primary siding, secondary siding/accents, trim, entry door, garage doors, posts/railings). Specify roof color, stone color. Physical samples/paint swatches are preferred; digital images may be accepted instead.
- *Driveways:* Specify surface materials. (Cov. 6.4; see also “Driveways”). A driveway plan that is to scale must be submitted along with the site plan.
- *Chimneys, vents, meters, propane tanks, etc.:* The visibility/position of utilitarian elements such as flues, vents, utility meters, AC units, and propane tanks is dictated by Covenants.
- *Deposit/signature form:* New-home construction requires a \$1,000 deposit (Cov. 3.3) with a signature form, prior to design review. The HOA treasurer must confirm receipt.

Please check your design submission for completeness and label your drawings and site plan with both your name and lot number. Provide your phone and email (note preferred contact).

SITE MANAGEMENT (Before & During Construction)

Provide your contractor or builder with a copy of both the Covenants and Architectural Guidelines prior to commencing your project. Note: Covenants 5.1, 5.2, and 6.5 detail the requirements for **tree and brush removal, grading, landscaping, and erosion control**. Covenant 6.15 concerns lot use during construction.

It is imperative that the construction site be clean and orderly. The use of dumpsters is required (Cov. 6.15). Any debris from the excavation or construction process must be removed from the site, street, or surrounding area(s). Any such debris not removed will be removed at the owner’s expense.

Loud music and obscene language audible to neighbors are prohibited on the job site (Cov. 15).

All construction equipment and materials - including but not limited to vehicles, trailers, excavators, skid steers, and bulldozers - must be removed from streets and ditches at the end of each day.

A porta-potty is required on the job site during new home construction.

It is the responsibility of the general contractor, and ultimately of the property owner, to ensure full adherence to all covenants and ACC guidelines.

Timely Completion: All structures shall be completely finished on the exterior within 12 months of excavation (Cov. 6.3).

DESIGN DETAILS & CONSTRUCTION REQUIREMENTS

Remodels & Additions

All changes must be in keeping with the overall appearance of the existing structure and in harmony with other properties in our development. All additions and changes affecting exterior appearance must have prior approval of the ACC.

New Construction

Barndominiums/Shouses are not allowed in Trumpeter Valley.

Slab-on-grade foundations shall not be the primary foundation for any newly constructed house.

All vacant lots must be surveyed by a licensed surveyor and the homeowner must provide a Certified Survey Map (CSM) to be included in the submission packet.

Setbacks

See Cov. 7 regarding utility easements and setbacks, which include the following:

- 20-foot side-yard setback for lots 11 through 17
- 40-foot side-yard setback all other lots

Minimum Square Footage (Finished Interior, Above Grade)

The minimum square footage for interior living space - i.e., above-grade, finished year-round space, exclusive of breezeways, porches, decks, terraces, patios, and garages - is defined by Covenant 6.1 as follows:

Single-level home (rambler):	1,500 sq. ft. finished on main floor (1,750 square feet preferred)
Two-story/multi-level:	1,900 total sq. ft. finished, above grade (2,150 square feet preferred)
Split entry:	1,500 sq. ft. finished on the main floor

Roof Pitch & Roofing Materials

Roof pitch greater than 4/12 is preferred (Cov. 6.7). Flat roofs require prior approval. Exceptions may be granted for certain unique designs. Regarding roof materials:

- Rolled roofing is prohibited (Cov. 6.7).
- Asphalt shingles are the minimum standard.
- Alternate roofing materials (such as metal, cedar shakes, etc.) require ACC approval; the owner/contractor shall detail such choices when submitting home or remodel plans.

Utilities, Vents, Pipes, Chimneys, etc.

- Elements such as **vents, pipes, wells, utility meters, air conditioners, and the like** detract from the appearance; placement at the front of the home should be avoided wherever possible. If front placement cannot be avoided, then these items must be concealed from street view and any similarly public or prominent view. (Landscape screening may be required.)
- Exposed metal **chimney** stacks and flues are prohibited (Cov. 6.8).

Propane Tanks

Above-ground tanks must be screened by approved fencing or well-concealed by layered plantings (see Cov. 6.10). Buried tanks are preferred. If an above-ground tank is used, a plan showing the location, size, color, and method of concealment of the tank must be approved by the ACC. "Layered plantings" are defined as variety of plants (e.g., evergreens, shrubs, ornamental grasses, etc.), sufficient to provide year-round screening without calling further attention to an exposed tank.

Architectural Features (Exterior Details) and Siding

- Architectural features and exterior materials will be considered as a whole and reviewed in their entirety when required documents are presented for submission.
- The front façade of a home shall have at least **two exterior materials** as design features (excluding the roof). For example: brick or stone piers or foundation accents, shakes, composite siding, wood accents, stucco, or other gable accents.
- Elements of architectural character - such as porches, balconies, broad trim or banding, window mullions, exposed rafter tails, brackets, gable accents, and coach/carriage house-style garage doors, brick façade, quoins, gables, dormers, shutters, window grids, pillars, wrapped posts, etc. - are required when appropriate to the specific style or design.
- Any front **posts** or pillars must be at least 6-inch dimensional material, or 6-inch diameter.
- Non-decorative **foundations** must be concealed within 16 inches of final grade (Cov. 6.9).
- Exposed metal flues are prohibited (Cov. 6.8).
- **Chimneys** must be wrapped with a material consistent with the exterior of the home (e.g., stone, brick, siding).
- **Egress wells** must be earth-retained and not left unfinished (Cov. 6.14).

Exterior Colors & Color Changes

All color schemes require approval. To complement or blend with the surrounding landscape, exteriors shall be limited to **earth-tone color palettes**, natural (or cultured) stone, and brick (Cov. 2). Subtle hues and mid-tones or dark earth-tones of beige, tan, brown, rust, gray-green, gray-blue, gray or muted colors, and natural materials are generally preferred for the primary color or large surface-areas. Carefully related earth-tones and off-white are allowed as trim or accent colors. Homes are to be built with a maximum of four colors per home, including the roof.

All accessory structures are to conform with the colors selected for the house. Other or additional colors may be allowed subject to review and approval of the ACC.

The ACC will evaluate requests to avoid use of colors overly similar to neighboring homes and the over-use of certain colors. Certain exceptions may be granted to complement an architectural design while honoring the intent of the covenants. Off-whites may be considered. However, colors that create focal points that distract from the natural landscape must be avoided.

Approval is required for any proposed change of color.

Garages

A minimum two-car garage is required (Cov. 6.2); a three-car garage is strongly recommended to provide adequate storage for vehicles and assorted equipment. A garage or accessory building shall not be the dominant architectural feature of the dwelling when viewed from the street (Cov. 6.2).

The garage must match or be deemed compatible with the overall architectural design of the dwelling (e.g., in style, materials, color, roof pitch, and windows). Garage doors shall blend

harmoniously with the dwelling and support a residential aesthetic (an industrial aesthetic is not allowed). See also “sheds, detached garages” below.

Sheds, Detached Garages, Workshops & Other Accessory Buildings

All sheds and accessory buildings, whether attached to the ground or not, require ACC approval prior to construction (Cov. 3.1), regardless of their size. Additionally:

- The location of any accessory building must minimize public view of the building from streets, abutting lots, and the Big River and Mississippi River Valleys (Cov. 8).
- A landscape buffer and/or screening plan may be required (Cov. 8).
- Metal yard sheds are prohibited (Cov. 8).
- Pole barns are prohibited (Cov. 8).
- Sheds must be permanently attached (anchored) to the ground.
- The exterior of any accessory building must continue the home’s architectural style and residential character, with materials (siding/roofing), colors, and design details such as windows to support a residential aesthetic. (See Cov. 8.) Variations that complement the dwelling will be considered but also require prior ACC approval.

DRIVEWAYS, LIGHTING & LANDSCAPING

Driveways

All driveways shall include a sufficient sub-base (Cov. 6.4). Driveways must be surfaced with Class 5 gravel (or better) or crushed limestone immediately upon completion of excavation. Driveways must be maintained with additional rock as required to minimize the accumulation of mud and dirt on the street.

Acceptable finished driveway surfaces include lime rock, trap rock, blacktop, concrete, concrete products such as pavers, and eco-friendly equivalents approved by the ACC (Cov. 6.4). It is preferred that driveways be hard surfaced (i.e., paved) within two years of issuance of an Occupancy Permit or the purchase of an existing home.

Driveway plans must be submitted with other building (home) plans or site plans must be to scale, and must indicate the driveway’s location, dimensions, any related architectural features, color, and type. Include characteristics such as parking areas or turnarounds.

Culverts/Runoff: Each homeowner must ensure driveway runoff does not impact neighbors. To control drainage, the ACC requires appropriate, level driveway grading where the driveway meets the street, as well as the addition of a culvert, even if not required by the building inspector, as this may prevent unanticipated drainage issues that impact adjoining properties during heavy rains and spring snowmelt. Any culvert or driveway must comply with the Town of Oak Grove’s general building code.

Landscaping

Consideration must be given to basic landscaping as well as to the long-term landscape effect. Basic landscaping must be completed within 6 months of the issuance of an Occupancy Permit, weather permitting. In any case, basic landscaping must be completed no later than June 30 in the year following the issuance of the Occupancy Permit. Required screening for propane tanks, vents, etc. must be completed as soon as it’s practical given weather/soil conditions.

“Basic landscaping” consists of foundation plantings, and a grass lawn and/or maintained prairie grasses and native wildflowers in the yard areas observable from the street. In the instance of a natural setting, the removal of underbrush to create a clean and aesthetic appearance is desirable.

Adjustments to the initial landscape plan, after completion, need no approval.
See below for guidelines on tree-removal and oak-trimming.

Exterior Lighting

Apart from the exceptions noted below, exterior lighting must be attached to the dwelling and must be compatible with the dwelling design and details (Cov. 6.13). Additionally:

- Lights that become obtrusive to neighbors may be subject to TVHOA Board review.
- Shielded or downward-shining lights that reduce overall light pollution are preferred (Cov. 6.13).
- Exterior light poles are prohibited in the yard fronting the street (Cov. 6.13).
- All light poles require prior approval (Cov. 6.13) to support the neighborhood’s goals of reducing potential light-nuisance and fostering an uncluttered residential aesthetic. This includes lights mounted on poles, pedestals, or similar structures, including “coach lights.”
- Farm-style security pole lights are prohibited, as are similarly glaring fixtures that create a visual nuisance or notably increase light pollution.
- Security lighting that is motion-activated or programmed for select hours is encouraged to reduce light pollution and save energy.
- Ground landscape lighting and low-voltage lighting are allowed on any side of the building (Cov 6.13). Subtle lighting is encouraged.
- Driveway lighting requires approval.
- “Dark Sky” fixtures are encouraged: A starry night sky is a highly desirable characteristic of a rural neighborhood and its natural landscape. Glare also diminishes safety through contrasting shadow. For these reasons, “Dark Sky”-rated fixtures and similar designs are recommended. Such fixtures are readily available through common sources. Further information is available through the International Dark-Sky Organization, darksky.org.

ONGOING IMPROVEMENTS & MISCELLANEOUS

Mailboxes

Covenant 10.7 requires uniform mailboxes. There are two approved black metal mailboxes - one nonlocking arch-top, the Gibraltar Elite Large Capacity Galvanized Steel Black, Model No. E1600B00. Measures 10.9” high x 22.6” deep x 8.7” wide, and one locking (the Mail Boss “Curbside” style by Epoch Design, 13.75” high x 11.25” wide x 21” deep, model 7106, black).

There is one style for the shared wood stands/posts. The wood stand may be allowed to weather to gray naturally or may be stained with a natural wood-tone (which helps extend the life).

Homeowners purchase their own mailboxes directly and cover the cost of posts. The multi-box wood posts are built and installed to consistent specs by a craftsman approved by the board. To request a new post or replacement, contact the Grounds chair or ACC chair.

Trees (Removal, Trimming, and Care)

Trumpeter Valley's tree-covered bluffs and oak savannah are valuable assets. Trees not only add aesthetic value, but also provide wildlife habitat, control erosion, and help remove pollutants. For these reasons, it is in the best interests of the community to preserve as many mature trees as possible - both during and after home construction. The following rules govern tree removal at all times:

- Prior to construction, existing trees (other than brush) shall not be cleared from the lot without ACC approval (Cov. 5.2 and 4.2).
- At any time, **removal of any tree over 25 inches in circumference, as measured 2 feet above the ground**, requires prior ACC approval.
- Trees that provide significant screening between lots shall not be removed without prior ACC approval (Cov. 10.9).
- According to the University of Minnesota Extension Service, removal or pruning of **oak trees** should be limited to the period between November 1 and March 31 to avoid spread of oak wilt disease. (Per the Extension service, oaks are at their most vulnerable early April through late July; no trimming, cutting, or removal of oaks is advised during this period.) Removal of invasive species (examples: buckthorn, box elders, and certain cedars) is encouraged.
- The removal or pruning of dead trees, or trees significantly damaged by wind or storm, does *not* require approval. In these cases, tree wounds or stumps must be treated immediately with an appropriate sealer or other wound care as recommended by a University Extension service or a qualified arborist.

Fencing

All permanent and temporary fencing requires approval by the ACC. Submissions must include a site plan to scale showing the location of the fencing, and an illustration of the proposed fencing showing the type/style (e.g., picket, split rail, containment, hedge, shrub, etc.), as well as the color and fence-height. A commencement date and completion date for installation must also be provided. The maximum fence height is 6 feet; lower heights are encouraged to avoid a "stockade" effect. Exceptions may be made for deer fencing that is not overtly visible to neighbors.

Chain-link fences for yards and pools are prohibited because of the inconsistency of their appearance within the neighborhood. The proposed fence should complement the surroundings, including other structures and topography. Obstruction of the views of neighbors should be avoided if possible. Obstruction of traffic sight lines is prohibited. See also "kennels and dog runs" below.

Kennels and Dog Runs (Pet Enclosures)

Outdoor kennels, dog runs, and similar exterior enclosures for pets must be approved by the ACC prior to construction. They must abut the dwelling or garage and be placed in an inconspicuous location not in direct view from the street (Cov. 10.4), and landscape screening is required.

Invisible (electronic/underground) fence systems for pet containment are encouraged. They are required if at-large animals become an issue (see also Cov. 10.4).

Outdoor kennels should be kept out of view of neighbors if possible (for example, screened by conifer trees or plants). Proposed concealment(s) require ACC approval. Note: Commercial boarding and breeding operations are prohibited (Cov. 10.4).

Pools and Spas

In-ground and above-ground swimming pools larger than 25 sq. ft. require ACC approval and appropriate screening (Cov. 3.1 and 10.8). A plan indicating size, shape, and relative position to the home is to be submitted to the ACC, and the property is to be staked and marked for ACC approval. Note that local building code also governs pools and spas, including above-ground designs; pool fencing may be required.

Placement for any pool and/or spa shall be to the rear of the home or placed to minimize the visual impact on neighbors. Pools [and spas] shall be screened from view from the street and abutting lots (Cov. 10.8). Special care should be taken in the HOA's open meadow areas to avoid detracting from the natural landscape.

Ponds

All ponds require ACC approval. A site plan to scale including size, shape, and depth must be submitted to the ACC, with the property staked and marked for site visit.

Playsets and Playhouses

The placement of playsets and other play structures requires ACC approval (Cov. 3.1). Placement must be in the backyard, or positioned to minimize the visual impact on neighbors, and all attempts shall be made to screen from the street view. The use of earth tones and natural materials is encouraged to blend playsets with the surrounding landscape.

Power-generating Solar Panels and Wind Turbines

Solar panels require ACC approval. Freestanding solar panels in public view are not approved. Solar panels attached to a dwelling or accessory building shall be well-integrated with the structure's existing rooflines.

All wind towers and wind turbines designed for generating electricity are prohibited as not in keeping with residential character.

Satellite Dishes, Towers, and Antennae

The preferred location of equipment for receiving or transmitting over-the-air signals (e.g., satellite, TV, Internet) is in the rear yard or attached to the rear of the house or other structure. Such equipment should be constructed and positioned to be unobtrusive to the extent practical while maintaining adequate signal quality and avoiding significant increase to installation costs. The equipment subject to this paragraph includes towers, masts, antennae, dishes, and related equipment. In accordance with FCC OTARD rules, equipment can be installed in other locations if an inadequate signal or significant costs would otherwise result. It is preferred that TV antennae be concealed in an attic or garage when adequate signal quality can be obtained. Installations not covered by OTARD rules require HOA approval if readily visible to the public (e.g., Ham radio and CB towers, certain dishes and broadband antennae greater than 1 meter in size, conventional "stick antenna" receiving distant TV signals).

Architectural Committee Members (Last updated: September 2022)

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Guidelines History (committee's notes)

Summary of updates made 1/01/22: mailbox guideline updated as per 2021 HOA meeting; committee list updated p. 9; minor editorial changes made to index and p. 3. Note: Revised guideline for OTARD/antennae section was approved by board and previously circulated with the revision dated 08-23-2021. Last full HOA meeting review: Fall 2021. - alh

Updates and additions made 9/1/22. 46 minor editorial and clarifying changes made and 10 additions made. Additions: (1) made to submitting plans for approval clarifying changes need to be approved by ACC p. 3. (4) made to Site Management refers to noise, construction equipment, porta potties and adherence to the covenants and guidelines p. 4, (1) made to Construction Requirements refers to construction projects valued over \$100,000 must have a licensed general contractor managing the project, (3) additions made to New Construction p. 5, (2) made to Architectural Features review process and defining colors p. 6. (1) addition to External Lights may be subject to board review p. 8. - sw

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