

Before a building permit is issued by the City of Sapulpa, the plans required by Article 9.31 must be submitted to and approved by the Architectural Control Committee, called the "ACC". During construction the ACC has the right to determine that the plans and design and construction elements being followed as approved.

DESIGN REQUIREMENTS SUMMARY

The Design requirements and considerations are shown in the following chart summary. The chart is a helpful summary. This summary does not replace or supercede the requirements and provisions set forth in the filed Declaration of Covenants, Restrictions and Easements, Design Guide Requirements and Deed of Dedication as filed of record with the Creek County Clerk.

	ESTATE, PRIVATE GATED ESTATE Block 1, Lots 1 – 39; Block 2, Lots 1 – 14 Block 5, Lots 1 - 14	EXECUTIVE, PREMIER Block 1, Lots 40 – 42; Block 3, Lots 1 – 15 Block 4, Lots 1 – 11; Block 5, Lots 15 - 37
9.06 Architectural Style		
Appropriate: The style of architecture can best be described as "sensible and straightforward rather than stylish and showy" from <u>Impressions</u> by Lawrence Speck	English Tudor, French Eclectic, Two-Story Ranch, Saltbox, Neo-Classical, Neo-Georgian, Italianate, Spanish, Charleston, Plantation, Dutch Gable, Prairie, Craftsman	American Cottage, English Cottage, English Tudor, French Eclectic, Two-Story Ranch, Saltbox, Spanish, Charleston, Plantation, Dutch Gable, Prairie, Craftsman
NOT Appropriate	Towering Arch, 2-story monumental entryways, and similar nondescript styles built in Post World War II suburbs (see Section 9.04)	Towering Arch, 2-story monumental entryways, and similar nondescript styles built in Post World War II suburbs (see Section 9.04)
9.07 Elevations		
General	The portions of homes which face a street or common area must have an elevation approved by ACC	The portions of homes which face a street or common area must have an elevation approved by ACC
Rear or Side Elevations facing 49 th Street or Highway 117	If two-story dwelling, 2 nd story rear or side elevation must be articulated and approved by ACC	If two-story dwelling, 2 nd story rear or side elevation must be articulated and approved by ACC

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9.08 Exterior Materials		
Permitted	Stone, brick, or stucco. ACC may approve cedar shake, wood clapboard siding, "smooth" Hardi-plank siding, board and batten depending on style, location, portion &/or area	Stone, brick, or stucco, ACC may approve cedar shake, wood clapboard siding, "smooth" Hardi-plank siding, board and batten depending on style, location, portion &/or area
NOT Permitted	Metal siding; naturally weathered wood; masonite siding, plywood siding, vinyl siding, diagonal siding, quasi-wood grain	Metal siding; naturally weathered wood; masonite siding, plywood siding, vinyl siding, diagonal siding, quasi-wood grain
9.09 Roof		
Pitch	Minimum 8:12 unless approved by ACC (Varies with architectural style ¹)	Minimum 8:12 unless approved by ACC (Varies with architectural style ¹)
Materials	25-year warranty such as Prestique II GS Firehalt, Tamko Hertiage, Timberline Traditions or equal; standing metal seam; ACC approved artificial roof slate or tile; slate or concrete tiles, clay tiles, wood shakes	25-year warranty such as Prestique II GS Firehalt, Tamko Hertiage, Timberline Traditions or equal; standing metal seam; ACC approved artificial roof slate or tile; slate or concrete tiles, clay tiles, wood shakes
Materials NOT Permitted	3 tab shingles	3 tab shingles
Roof Pitch NOT Permitted	Flat roofs not permitted	Flat roofs not permitted
Exposed Roof Metal, i.e., Plumbing Vents, Roof Jacks, Attic Fans, etc.	Must be located on rear or side slope and never face a street; roof jacks, roof penetrations, vents, must be painted to match roof	Must be located on rear or side slope and never face a street; roof jacks, roof penetrations, vents, must be painted to match roof
Solar Collectors	Not Permitted	Not Permitted

¹ For example, Mediterranean/Spanish styles typically have a roof pitch no steeper than 6:12 while English Tudor and French Eclectic are steeper than 12:12.

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9.10 Chimneys		
Exterior and Interior	Masonry or stone only; stucco permitted on stucco-finished Residences only	Masonry or stone only; stucco permitted on stucco-finished Residences only
Gas Fireplaces	Direct vent permitted but not visible from the street	Direct vent permitted but not visible from the street
9.11 Windows		
Permitted	Wood, metal-clad and vinyl-clad by Andersen, Marvin, or Pella or equivalent quality approved by ACC; canvas awnings which compliment style and color	Wood, metal-clad and vinyl-clad by Andersen, Marvin or Pella or equivalent quality approved by ACC; canvas awnings which compliment style and color
NOT Permitted	Mill finish aluminum, reflective glass or glazing, burglar bars, certain types of metal awnings, solar screens	Mill finish aluminum, reflective glass or glazing, burglar bars, certain types of metal awnings, solar screens
Shutters	Each shutter must be half the size of the window and conform to the shape of the window, Wood only permitted.	Each shutter must be half the size of the window and conform to the shape of the window, Wood only permitted.
9.12 Trim		
Permitted	Wood trim of finish grade stock (stained or painted), Hardi-plank siding	Wood trim of finish grade stock (stained or painted), Hardi-plank siding
NOT Permitted	Vinyl or vinyl with wood grain finish; wood grain masonite, aluminum	Vinyl or vinyl with wood grain finish; wood grain masonite, aluminum
9.13 Paint	Maximum of three colors per dwelling; 100% durable acrylic encouraged; submit palette to ACC.	Maximum of three colors per dwelling; 100% durable acrylic encouraged; submit palette to ACC.
9.14 Garages		
Types of Garages Permitted	Side entry attached and Rear-entry Attached. Front-entry Attached)if setback, 30' preferred) from front elevation and approved by ACC.	Side entry attached and Rear-entry Attached. Front-entry Attached)if setback, 15' preferred) from front elevation and approved by ACC.
Vehicles Storage	2-3 car only	2-3 car only
Garage Doors	Metal, paneled construction; stained or painted wood. All garage doors visible from the street must be trimmed and faced with wood. See Section ????	Metal, paneled construction; stained or painted wood. All garage doors visible from the street must be trimmed and faced with wood. See Section ???

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Rear and Side Entry Garages	Rear and side of garage wall facing the street must have street side windows. Three-car garages attached to the front of a residence are prohibited. Back-up area limited to 30' from face of garage.	Rear and side of garage wall facing the street must have street side windows. Three-car garages attached to the front of a residence are prohibited. Back-up area limited to 30' from face of garage.
Front-Entry Attached Garages	Must be offset behind the front elevation of the residence ² (a minimum setback of 30' is preferred)	Must be offset behind the front elevation of the residence ² (a minimum setback of 15' is preferred)
Detached Garages	Not permitted (unless variance granted by ACC for one story garage only)	Not permitted
Additional Storage Space	Each garage must incorporate a min. 80 sq. ft. additional storage area since storage sheds are not allowed	Each garage must incorporate a min. 60 sq. ft. additional storage area since storage sheds are not allowed.
9.15 Addresses	Plastic numbers and address spelled out are not permitted	Plastic numbers and address spelled out are not permitted
9.16 Antennae, Satellite Dishes and Radio Towers	Locate on rear slope of roof and do not extend above ridgeline of the roof. Must not be visible from the street. Satellite dish over 24" in diameter is not allowed.	Locate on rear slope of roof and do not extend above ridgeline of the roof. Must not be visible from the street. Satellite dish over 24" in diameter is not allowed.
9.17 Site Planning Criteria		
9.17(a) Setbacks		
Front	35' from property line unless otherwise shown on Plat	Premiere 30' and Executive 25' from property line unless otherwise shown on Plat
Side	10' and 10' from property line unless otherwise shown on Plat	Premier 10'/10' and Executive 5'/10' from property line
Side Street	30' or 35' from property line (as shown on Plat)	Premier 25' or 30' and Executive 25' from property line (as shown on Plat)
Rear	35' from property line	Premier 30' and Executive 25' from property line
9.17(b) Minimum Unit Size	2500 sq. ft. (1700 sq. ft. on 1 st floor)	2000 sq. ft. (1500 sq. ft. on 1 st floor)

² Front elevation is defined as "that portion of the living area of a house nearest to the front building line that parallels the street and is located at grade." A living area over a porte cocheres does not constitute a front elevation.

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9.17(c) Maximum Building Height	35' (2-story preferred)	35' (2 story preferred)
9.17(d) Unit Repetition		
Plans and Elevations	Duplicate plans are allowed, but all elevations must be original	Duplicate plans are allowed, but all elevations must be original
Same Brick, Stone or Siding (or similar) on Neighboring lot or lots Directly across the street	Not allowed	Not allowed
9.17(e) Composite Building Sites	Maximum two (2) adjacent lots may be consolidated at lot purchaser's cost and expense.	Maximum two (2) adjacent lots may be consolidated at lot purchaser's cost and expense.
9.18 Driveways		
Width of Driveway at Curb	12' max. (10' min.); 5' radius at intersection with street curb	12' max. (10' min.); 5' radius at intersection with street curb
Maximum Width of Driveway at Face of Garage	Two car: Minimum 18' (20' permitted) Three Car: 26'	Two Car: Minimum 18' (20' permitted) Three Car: 26'
Location of Driveway	Dependent on approved lot plan	Dependent on approved lot plan
Circular Drives	Permitted with 12' maximum width. Driveways must meet street curb at 90 degrees. Material must be patterned concrete or pavers unless waived by ACC.	Permitted with 12' maximum width. Driveways must meet street curb at 90 degrees. Material must be patterned concrete or pavers unless waived by ACC.
Setback from Side of Residence	When a driveway is located alongside the house, the driveway must be setback a minimum distance of 3' from the foundation of the house. In no instance may a driveway abut the foundation.	When a driveway is located alongside the house, the driveway must be setback a minimum distance of 3' from the foundation of the house. In no instance may a driveway abut the foundation.
NOT permitted	Corner driveways; driveways accessing 49 th Street or Highway 117	Corner driveways; driveways accessing 49 th Street or Highway 117
9.19 Sidewalks		
Type	Sidewalks parallel to street not permitted, entry sidewalks to front door from street permitted	Sidewalks parallel to street not permitted, entry sidewalks to front door from street permitted

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Location	To front door.	To front door.
Other	Entry walk must be continuous	Entry walk must be continuous
9.20 Ancillary Structures		
Permitted with ACC Approval	Small open gazebos, trellis shade structures, playhouses, blackhouses, pool cabanas complimenting the architecture of residence	Small open gazebos, trellis shade structures, playhouses; blackhouses, pool cabanas complimenting the architecture of residence
Not Permitted	Metal or fiberglass sheds, detached storage buildings	Metal or fiberglass sheds, detached storage buildings
9.21 Fencing	Must be approved by ACC. All street-facing fences must be ornamental iron or ornamental aluminum with stone or brick pillars and evergreen hedge or masonry or combination evergreen and fence. Fencing must be recessed (10' or more preferred) behind front elevation of house. All lake facing fencing shall be four foot black ornamental wrought iron or ornamental aluminum. All park or common area facing fence shall meet the above guideline for lake fencing or if approved by the ACC, be four foot black vinyl coated chain link with wood post and 3 wood support rails between the post. See Example in Section 9.38.	Must be approved by ACC. All street-facing fences must be ornamental iron or ornamental aluminum with stone or brick pillars and evergreen hedge or masonry or combination evergreen and fence. Fencing must be recessed (10' or more preferred) behind the front elevation of house. All lake facing fencing shall be four foot black ornamental wrought iron or ornamental aluminum. All park or common area facing fence shall meet the above guideline for lake fencing or if approved by the ACC, be four foot black vinyl coated chain link with wood post and 3 wood support rails between the post. See Example in Section 9.38.
9.22 Mailboxes	Black metal "classic" mailbox. See Section 9.42 for required mailbox	Black metal "classic" mailbox. See Section 9.42 for required mailbox
9.23 Landscape Criteria		
9.23(a) Front Yard Landscaping (Minimum)		
Trees	3 trees @ 3" caliper min.	3 trees @ 3" caliper min.
Shrubs	\$1500 excluding trees, sod and irrigation	\$1000 excluding trees, sod and irrigation
Lawn	Sod required in front yard and side yard exposed to street or common area; groundcover permitted; Gravel not permitted	Sod required in front yard and side yard exposed to street or common area; groundcover permitted; Gravel not permitted
Additional Requirement for Homes with side Entry Garages	Area between front corner of garage and 12' driveway must be landscaped with 3'-4' screen hedge or low wall	Area between front corner of garage and 12' driveway must be landscaped with 3'-4' screen hedge or low wall

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Evergreen Shrubs	All front yard foundations must be screened	All front yard foundations must be screened
9.23(b) Corner Lot Landscaping		
Ornamental Trees	Two 1" - 1½" caliper (min.) trees per corner side yard	Two 1" - 1½" caliper (min.) trees per corner side yard
Evergreen shrubs	All side yard foundations visible from the street or corner lots must be screened.	All side yard foundations visible from the street or corner lots must be screened.
9.23(c) Side-By-Side Driveways	When driveways for two adjacent lots are located along the same property line, a low evergreen hedge or sod with ornamental tree must be installed from the street to the front elevation of the house	When driveways for two adjacent lots are located along the same property line, a low evergreen hedge or sod with ornamental tree must be installed from the street to the front elevation of the house
9.23(d) Mechanical Equipment, Compressors and Meters	Screen all sides visible to the public	Screen all sides visible to the public
9.24 Landscape Lighting		
Permitted	Cast aluminum, brass or wood fixtures	Cast aluminum, brass or wood fixtures
NOT Permitted	Colored lighting, pole-mounted lighting fixtures, exposed transformers and wiring, "spill over" lighting onto neighboring yards, streets and public spaces	Colored lighting, pole-mounted lighting fixtures, exposed transformers and wiring, "spill over" lighting onto neighboring yards, streets and public spaces
9.25 Landscape Maintenance	Mowing (maximum grass height not to exceed 4"); pruning and shaping; seasonal mulching; replacement of dead or diseased plants; organic maintenance program and watering; fertilization, weed control, pest control and plant disease control is restricted and subject to ACC approval or lawn care guidelines to protect and enhance the lakes, fish, and wildlife.	Mowing (maximum grass height not to exceed 4"); pruning and shaping; seasonal mulching; replacement of dead or diseased plants; organic maintenance program and watering; fertilization, weed control, pest control and plant disease control is restricted and subject to ACC approval or lawn care guidelines to protect and enhance the lakes, fish, and wildlife.
9.26 Irrigation	Required for all front and side yards exposed to a street or common area ³	Required for all front and side yards exposed to a street or common area ³

³ All lawns and landscaped areas must be effectively, properly, and evenly irrigated by underground automatic irrigation systems of approved design with minimal overthrow onto paved areas using current standards and designed and installed by licensed contractors doing business in the State of Oklahoma. All exposed mechanical equipment such as automatic controllers, backflow preventer, and vacuum breakers must be screened. Drip irrigation systems will be permitted where appropriate.

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9.27 Landscape Plan Submittal To ACC	Required for all front yards and side yards visible to the street or common area at a scale of 1" 10' or 1" 8'.	Required for all front yards and side yards visible to the street or common area at a scale of 1"10' or 1" 8'.
9.28 Planting Bed Requirements		
General	3" shredded pinebark mulch; no gravel or rock	3" shredded pinebark mulch; no gravel or rock
Edging NOT permitted	Plastic edging, railroad ties or horizontal landscape timbers, unmortared brick edge	Plastic edging, railroad ties or horizontal landscape timbers, unmortared brick edge

Construction -- Summary Information

1. **City Limits and Utilities** -- The Lakes At Cross Timbers subdivision is within the Sapulpa City Limits. The City of Sapulpa furnishes services for:
 - a. Fire Protection
 - b. Police and Law Enforcement
 - c. Sanitary Sewer System -
NOTE: Sapulpa charges \$500 tap fee for new sewer

 2. **Other Utilities** - Third parties furnish additional utilities as follows:
 - a. Water - Provided by Creek County Rural Water District #2.
NOTE: The Water District charges \$750 tap fee for new
 - b. Electric - Provided by Oklahoma Gas & Electric.
 - c. Natural Gas - Provided by Oklahoma Natural Gas.

 3. **Plan Approvals** - The Covenants require that residence plans be submitted to and approved by the Architectural Control Committee before any construction is started and before a Building Permit is obtained from the City of Sapulpa. Additional information on residence design and plan approval by the Architectural Control Committee is provided separately.

 4. **Lot Survey and Plat** - The lot pins will be located by the developer and marked. These are the pins which were placed during subdivision construction. Location of the lot pins does not relieve the Owner or Builder from the obligation to verify that the pins and construction placement are in the proper location. A scaled lot drawing of 1 inch = 20 feet is available.
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5. **Plot Plan and Design Plan** - A plot plan is required showing location of the house and driveways on the property to be in compliance with the Covenants. The plot plan must address tree removal needed for construction. The Owner or Builder is responsible for timely removing all cut trees from the subdivision. Additional information on Plan Approvals is provided separately.
6. **Drainage Plan** - The plot plan should address drainage from the lot after construction completion to avoid any compromises or problems on adjoining lots and nearby lots.
7. **Actual Construction:**
 - a. **Foundations** - Sapulpa City Ordinance #2396 requires that house foundations be installed in undisturbed soil or otherwise be supported in undisturbed soil or compacted soil. The City expects and will inspect to determine that the Foundation Ordinance requirements are met.
 - b. **Concrete Washout** - There is no washout for concrete trucks in the subdivision. The Owner and Builder should tell the concrete supplier in advance that no washout of concrete trucks is allowed in the subdivision. With advance contact with the Architectural Control Committee, the Owner or Builder can wash out concrete trucks on the lot provided that all concrete is removed from the lot before final grading is completed.
 - c. **Trash Removal** - The Owner and Builder must make every effort to pick up all trash on a daily basis to keep trash from blowing or migrating off the lot. Removal of trash and scrap from the lot should occur at least weekly.
8. As questions arise, please ask us for clarification or assistance. We want your experience at The Lakes At Cross Timbers to be pleasant and successful.