

SECTION III

FALMOUTH-ON-THE-GREEN

DESIGN REVIEW PROCESS AND DESIGN GUIDELINES

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# Falmouth On The Green, Falmouth and Cumberland

## DESIGN REVIEW PROCESS AND DESIGN GUIDELINES

### TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	PURPOSE OF DESIGN REVIEW PROCESS AND DESIGN GUIDELINES	2
III.	DECISION CRITERIA OF DESIGN REVIEW BOARD	3-4
IV.	PLANNING FOR CONSTRUCTION	5
V.	DESIGN REVIEW PROCESS	6-14
A.	Application	6
B.	Design Review Board Action	10
C.	Final Application	11-14
D.	Design Review Board Action	14
E.	Other Applicable Permits	15
IV.	DESIGN GUIDELINES	16-18
A.	Site Planning	16
1.	Grading	16
2.	Drainage	16
3.	Siting	17
4.	Driveways	17
5.	Pools, Tennis Courts, Childrens' Play Yards, etc.	18
6.	Utilities	18
B.	Architecture	19-26
1.	Foundations	19
2.	Exterior Walls	20
3.	Windows and Doors	20
4.	Roofs	21
5.	Porches and Decks	24
6.	Fencing and Walls	25
7.	Gateways and Entrances	26
8.	Parking	26
C.	Landscape Architecture	27-32
1.	Landscape Zones	27
a.	Restricted Landscape Zone	27
b.	Residential Landscape Zone	28
c.	Open Space Zone	29
2.	Recommended Design Philosophy and Plant Materials	29
3.	Ground Cover	29
4.	Windbreaks	29
5.	Retaining Walls	30
6.	Exterior Lighting	31

VII.	CONSTRUCTION AT FALMOUTH ON THE GREEN	33-35
A.	Pre-Construction Activities	33
B.	Construction Activities	34
C.	Post-Construction Activities	36
D.	General Information of Builders	36

APPENDICES     Inserted in back cover

Appendix A:	Filing Fee Schedule for Falmouth On The Green Residential Development Applications
Appendix B:	Falmouth On The Green Subdivision and Zoning Map

## I. INTRODUCTION

The basic intent of the Falmouth On The Green Design Review Process is to keep the total development a nice place to live. Experience at other planned communities has shown that uncontrolled growth often destroys the natural environment and visual character of special places.

The quality of site planning, architectural design and construction, and landscaping determine to a great extent the character and visual quality of a community. A design review process has been established at Falmouth On The Green to help preserve the special character of the community as it grows.

This manual explains the requirements of the Falmouth On The Green architectural design and site review process. The guidelines also provide useful information for property owners, their architects and builders. The material should be studied carefully before design work is started in order to avoid unnecessary delays in obtaining design approval and permits for construction.

## II. PURPOSE OF THE DESIGN REVIEW PROCESS AND DESIGN GUIDELINES

The Falmouth On The Green Design Review Process is designed to be beneficial to all members of this new community.

The Design Review Process establishes the basis for systematic and uniform review of proposed residential construction throughout the community. It will encourage harmonious architectural design and siting within the natural land forms and native vegetation that make Falmouth On The Green special. In addition, it should enhance the quality of life within the community as well as protect property values.

The Falmouth On The Green Design Guidelines have been compiled to aid property owners, architects and builders in following the Design Review Process. The Design Guidelines describe the activities requiring design approval and explain the standards and necessary criteria for Falmouth On The Green Design Review Board approval. They also provide some helpful tips for building design and construction.

The Falmouth On The Green Design Review Board has been established to review and approve all plans for future construction. Therefore, plans for construction on all land subject to design review shall be submitted to the Falmouth On The Green Design Review Board for review and approval.

The Falmouth On The Green Design Review Board is comprised of four residents of the Falmouth On The Green community and two members of the Board of Directors. A majority of voting members shall comprise a quorum.

In addition to the Falmouth On The Green Design Review process, there are mandatory regulations and codes at the local and state levels that also must be complied with. The ultimate responsibility for compliance with these regulations rests with the homeowners.



### III. DECISION CRITERIA OF DESIGN REVIEW BOARD

The Design Review Board will make all decisions based on the Declaration of Covenants and Restrictions and on the Design Guidelines contained herein.

#### Legal Basis for Design Review

The Declaration of Covenants and Restrictions provides the legal basis for reviewing and accepting new building proposals at Falmouth On The Green. The covenants and restrictions are intended to be mutually advantageous to all members of the Falmouth On The Green Community. These covenants were established because the concept of architectural design review has a long and successful history of assisting in the preservation of the value, character, and amenities of residential and recreational communities.

The Declaration of Covenants and Restrictions covers a wide variety of subjects including: site planning and land use; building design, materials, height, landscaping of property; and other development standards. Because these standards and requirements are included in the Declaration of Covenants and Restrictions, they are legally binding. The Design Guidelines reinforce the Declaration of Covenants and Restrictions and provide further design guidance and information for property owners, architects, and builders.

Time and care have been taken to ensure that these guidelines do not conflict with the various declarations. However, should an unintentional conflict arise, the Declaration takes precedence. For this reason, careful review of all declarations pertaining to an individual building site should be undertaken before the design process is begun.

Further decision criteria of the Design Review Board:

1. Falmouth On The Green is a thoughtfully planned residential and recreational community. The natural beauty of the environment, the recreational amenities, and the controlled development will contribute to the enjoyment of Falmouth On The Green.
2. The Design Review Board encourages sensitive site planning and diverse architectural styles that conform to the Falmouth On The Green Design Guidelines and the applicable Declaration of Covenants and Restrictions.
3. Applicants should strive to preserve the integrity of the natural environment, to remove a minimum amount of trees, to preserve particularly beautiful trees, and to promote minimal disturbance of the natural site features and views and vistas to and from the site.

4. As problems arise with the implementation of the guidelines, policies, and Procedures of the Design Review Board, every effort will be made by the Board to address the problems and adopt solutions that will avoid recurrence in the future. The policies and guidelines will be subject to review and revision by the Board, as necessary, to keep them current and manageable.
5. The Design Review Board will continuously evaluate the building styles and techniques in the Falmouth On The Green community to determine those that successfully fulfill development objectives. **A feature or an entire design that is determined to fall short of development objectives will not be construed as a precedent for repetition.**
6. It is not in the interest of the Falmouth On The Green community to permit lesser quality development in response to cost considerations.
7. A building should be designed for the specific site and for the particular needs of its users. Therefore, buildings shall be reviewed on a site-by-site basis according to the criteria established for the specific area. Approval of a design for one site, even within the same area, will not necessarily mean the same design will be approved for any other site.
8. Homes of similar or identical design of high architectural quality from stock plans are permitted provided that the design fits the site. Near duplication shall be limited to sites out-of-sight of the closest comparable house, and shall have a different approved color scheme.
9. Most plans published in typical plan books are, unfortunately, not appropriate to any areas at Falmouth On The Green and will not conform to the Declaration of Covenants and Restrictions and Design Guidelines. Adaptation of such plans to the local environment by a qualified architect is required and often the changes required are extensive and costly. Experience has shown that the preparation of architectural plans that are based on the Design Guidelines and Declaration of Covenants and Guidelines is the most efficient and cost effective approach.



#### IV. PLANNING CONSTRUCTION

It is strongly recommended that property owners consult an architect familiar with the development standards at Falmouth On The Green and with the applicable local and state codes and regulations.

It is essential that the buildings and site improvements, as approved by the Design Review Board, be constructed exactly as indicated on the approved plans. Deviations from plans that could occur during construction will be subject to penalties unless such deviations are approved in writing by the Design Review Board prior to construction.

Throughout the Design Review Process and Design Guidelines Manual, reference is made to construction limit lines; this area shall not exceed 40 percent of the total single-family lot area (not including driveways and service areas) and will be indicated on the approved site plan.

Minimum living area is defined as follows:

- A. Two (2) story residences must contain a minimum of 2,500 S.F. of enclosed living area on the first floor and second floor combined.
- B. One (1) story residences must contain a minimum of 2,000 S.F. of enclosed living area.

All garages must be attached to the enclosed living area.

Living areas above garage shall not count for more than 20% of the total living area.

Quality requirements: Residences are to be built from plans and specifications with enough features to give the building a distinction of design. The residences are preferable unique both in design and workmanship. There are many special features and construction usually will exceed most building codes.



## V. DESIGN REVIEW PROCESS

Plans for all new construction, subsequent alterations, or additions must be reviewed and approved in writing by the Design Review Board prior to the initiation of construction. If, for any reason, construction is started prior to the receipt of written approval by the Falmouth On The Green Design Review Board, the property owner shall be deemed in violation of the Falmouth On The Green Design Review Process and shall be subject to penalties and corrective measures as determined by the Design Review Board.

Further, construction within the Falmouth On The Green Community requires compliance with all applicable codes and regulations of the Towns of Falmouth and Cumberland.

### DESIGN REVIEW AND APPROVAL SEQUENCE

- |          |   |
|----------|---|
| A. Owner | Submits Application, Fees, and Sketch Plans to Management Company   |
| B. DRB   | Application Complete? If Not, Return to Owner. If complete, preliminary Review of Application, Plans, and Stakeout. Notify Owner of findings. Send receipt to owner if package is complete.   |
| C. Owner | Submits Final Plans   |
| D. DRB   | Application Complete? If Not, Return to Owner. If Complete, Final Review of Application, Plans, and Stakeout. If Approved, Issue Design Certificate.  |
| E. Owner | Obtains Building Permit from the Town of Falmouth or Cumberland.  |
| F. Owner | Notifies the Design Review Board of final completion of residence including final landscaping and painting. Management company will refund deposit if constructed facility is deemed built according to building and landscape plans. |

#### A. Application

The applicant shall complete a preliminary stakeout and submit a preliminary application for Design Review Board comment. This preliminary review is intended to resolve possible design problems and ensure that the Design Guidelines and Declaration of Covenants and Restrictions are being followed during the design development stage prior

to the preparation of final construction documents. The applicant can avoid many of the problems that might create delays in the design approval process by discussing early work with the staff of the Management Company.

The Preliminary application shall consist of:

1. A fully completed APPLICATION FOR RESIDENTIAL DEVELOPMENT available from the Falmouth On The Green Management Company.
2. A check or cash payment of the application fee and refundable deposit. Please refer to Appendix A for the fees applicable to your site.

No additional fee shall be required for re-submission of applications revised in response to comments made by the Design Review Board. Applications for review of subsequent alterations or additions to existing buildings shall be subject to the same approval process as new construction.

3. Two sets of the following documents:

- a. Site Analysis Scale 1"=20'

- 1) Provide a tree survey indicating the location and the species of all trees 4" or larger DBH (diameter at breast height) and the location of significant clusters of smaller trees.

Should an individual tree survey be impractical due to the presence of uniformly heavy stand of second growth, the site plan should include statement to this effect.

- 2) Indicate views and vistas to and from the site. Small photographs keyed to the site analysis plan are helpful but are not required.
- 3) Show the general location of existing or proposed neighboring buildings and indicate possible impacts on proposed construction. Again, photos would be helpful.
- 4) Identify other natural or man-made features that could affect the design such as steep slopes, ledges, boulders or areas without trees.
- 5) Identify the existing natural and man-made drainage patterns on the site. Should you need additional



assistance, contact the Falmouth On The Green Planning and Development Office.

b. Site Plan: Scale 1" = 20'

- 1) Show existing topography using two (2) foot contour intervals. For most sites, the topography mapping will be available from the Planning and Development Office
- 2) Indicate property boundaries, set back lines, location of access street right of way, and all easements.
- 3) Superimpose the building plan and area of the site to be disturbed on a copy of the tree survey. Indicate the construction limit line and circle the trees to be saved within this limit. Describe how the builder will protect the trees to be retained and how the construction limit line will be maintained.
- 4) Show location of all utilities, including telephone, electrical, sewer and water.
- 5) In a general manner, indicate the proposed site development including elements such as: driveway, parking areas, patios, decks, fencing, retaining walls, and service yards.
- 6) Show proposed drainage system and calculate runoffs. Indicate new grading and changes in topography. Where applicable, limit of fill line must be at least five feet (5') from property lines. If culverts are to be used indicate location, size and anticipated volume and direction of stormwater flow.
- 7) Show proposed landscaping. Indicate general massing of plant materials and intended species.
- 8) If appropriate, a site section to show clearly the relationship of buildings, parking, and other site features. Major grade changes are especially important to illustrate.



- c. Architectural Drawings: Minimum scale 1/8"=110"  
Preferred scale 1/8"=110"  
Acceptable scale 1/4"=110"

1) Floor Plans

- a) Show all level changes and the relationship of the building to important site features.

2) Elevation Drawings

- a) Show all sides of the proposed structure.  
b) Indicate existing grade, proposed grades and finish floor elevations.

Indicate all building materials, including siding, window and door types and intended colors.

3) Section Drawings

- a) Show a minimum of one typical building wall section through the most important portion of the house.  
b) The Design Review Board encourages the submission of an optional 1/8" 1'0" scale chip board model of the building massing and adjacent site area.  
c) Submit a written statement describing how the design and site plan meet the design guidelines and established character for your development area.  
d) Submit any additional information that will aid the Design Review Board in the evaluation of proposed building and site design.

4) Preliminary Stakeout

Identify the general location of the proposed structure on the site: Identify all corners of the proposed structures, including major site features such as decks, patios, garages,

and service yards. Mark the construction limit line and all trees within the limit that will be saved.

B. DESIGN REVIEW BOARD ACTION

Within seven (7) days of submission of the Preliminary Application, Management Company will determine whether or not the preliminary application is complete. If it is not complete, it will be returned to the applicant without consideration by the Board. If it is complete, it will be placed on the next Design Review Board meeting agenda. The Board will make every effort possible to expedite its review and comments. However, the Board may take up the thirty (30) days for preliminary comments, after completeness is determined.

The Design Review Board will then: 1) Approve the preliminary design as submitted; 2) Approve the preliminary design with conditions; or 3) Deny approval and state the principle reason for denial.

Design Review Board Rejection: The Board may offer specific suggestions to assist in resolving problems that arise during the review process. The Board can, however, reject an application based on the professional judgement of its members. Reasons for rejection include, among others:

- Insufficient information to adequately evaluate the design or design intent.
- Poor overall design quality.
- Incompatible design elements.
- Inappropriate design treatment.
- A design found to have an adverse effect on the character of Falmouth On The Green or its residents.

Approval of a preliminary application does not obligate the Review Board to approve and certify the final application. If in the judgement of the Board the final application does not carry out the design principles established by the preliminary application, or if it does not meet the design guidelines as demonstrated, or if it has been modified or adjusted in a manner unacceptable to the Design Review Board it shall be not approved.

C. FINAL APPLICATION

Final Applications shall include:

- 1) A revised APPLICATION FOR DEVELOPMENT
- 2) Two complete sets of hard line drawings. Each sheet of drawings and the first page of all other documents shall include the site number, street name, applicant's name, architect or designer, and date of drawings.

Submission shall include:

- a. Site Plan: Scale 1" =20'

Show all information required for a preliminary submission except it shall be accurately drawn "hard line." Identify all materials, show full dimensions, and show exterior lighting if any.

- b. Landscape Plan: Scale 1"=20'

Superimpose landscape plan over site plan and indicate: location, bounds, numbers and species of all plants, trees, shrubs and ground cover.

- c. Architectural Drawings

- 1) Floor Plans : Minimum scale 1/8"=1'0"  
Preferred scale 1/4"=1'0"

- a) Show all changes in floor level and relationship to exterior grades.
- b) Show all dimensions.
- c) Include door and window symbols and schedules.
- d) Show all attached decks, fences and other appurtenances. Indicate materials and, if appropriate, show sections and elevations.
- e) Indicate all interior finishes and materials.
- f) Provide either a rendered, three dimensional drawing or a revised, take-apart model



showing the relationship between the various building elements and the site.

- 2) Elevation Drawings: Minimum scale 1/8"=1'  
Preferred scale 1/4"=11'
- a) Show all exterior views of the principal structure including those that will be partially blocked from view by elements such as garages or fences. Show all exterior views of accessory structures.
  - b) Indicate building materials, window types, and door types.
  - c) Show finished floor elevations and existing and proposed grade lines.

3) Building Section: Scale  $3/8"=1'0"$

Wall Section: Scale  $3/4"=1'0"$

- a) Show a minimum of one building section through the most important portion of the house and the typical exterior wall sections.
- b) Indicate all materials.

4) Roof Plan: Minimum scale  $1/8"=1'0"$

Preferred scale  $1/4"=1'0"$

- a) Show all vents, chimneys, skylights, ridges, valleys, etc.
- b) Indicate all materials and colors.

3. Exterior Materials, Colors, Specifications, and Samples

Both the names of proposed exterior materials and physical samples shall be included for all buildings, garages, and accessory structures. A final application will not be considered complete without these exterior samples.

Please include the following: The name, grade, description, and sample of roofing to be used; the name, grade and sample of siding with chosen color applied; specifications and manufacturers for all windows and doors; and any other exterior materials of significance to the design.

4. Construction Schedule

The applicant shall provide a detailed construction schedule indicating the scheduled commencement and completion of the following phases of construction activities:

Site clearing and Foundation Work

Exterior Construction:      Framing  
   Roofing  
   Siding

Tie-in to Utilities:      Power Water Sewer Driveway--when  
   applicable, indicate expected timing on culvert  
   installation

Landscaping

This schedule will serve as the basis for Design Review Board Monitoring of your construction activities and it will assist in the overall coordination and management of all construction activities at Falmouth On The Green.

Because Falmouth on The Green is an active recreational community, the Design Review Board believes construction activities should be scheduled sensitively to minimize the impact on visitors and residents of the community. Please refer to Section VII, Construction Activities at Falmouth On The Green, for further details.

5. Final Stakeout

The applicant shall clearly identify the location of all property lines, where applicable, and proposed construction including decks, patios, garages, service yards, driveways, parking areas retaining walls, major grade modifications and all utility lines.

Clearly identify the construction limit lines and place appropriate barriers so that vegetation outside the limit line is protected. Flag with red tape all trees to be saved within the construction limit line and place appropriate barriers so that the trees will be adequately



protected during construction in the judgement of the Design Review Board. If selective clearing is proposed outside the construction limit line, it must be clearly identified.

D. DESIGN REVIEW BOARD ACTION

Within seven (7) days of receipt of the Final Application, Design Review Board will review the application for completeness and for conformance with the design guidelines and the conditions, if any, in the approved preliminary application. If incomplete, the application will be returned to the applicant without consideration by the Design Review Board. If complete, the applicant will be so notified and the application will be placed on the agenda of the next Design Review Board meeting.

Once the final application is accepted, the Design Review Board has thirty (30) days within which to review and comment on the final application, inspect the site for compliance with plans, and make its final decision.

Decision Review Board Approval: When compliance has been ascertained, the plans shall be stamped "Approved for Design Compliance". A Falmouth On The Green Design Certificate will be issued once the applicant has signed the Falmouth On The Green Construction Agreement and all fees have been paid in full. The Certificate must be posted and maintained in a visible manner next to the town Building Permit on the construction site.

E. TOWN OF FALMOUTH AND CUMBERLAND BUILDING PERMIT

Approval by the Design Review Board and the issuance of the Falmouth On The Green Design Certification does not preclude the necessity of obtaining a Building Permit from either the Town of Falmouth or Cumberland. If the applicant has not already done so, a Building Permit must be obtained from the applicable town. Once the Town Building Permit is obtained the applicant should post both on the construction site. The applicant may then begin site clearance and construction.

F. REFUND OF DEPOSIT

The applicant may request a full refund of their deposit only if the exterior structure is fully completed and the final paint has been applied. All landscaping plantings and lawns should be installed.

## VI. DESIGN GUIDELINES

### A. Site Planning

#### 1. Grading

When you build at Falmouth On The Green, you may want to use grading to create visual interest, to provide privacy, or to improve climate control. It is important, however, that disruption of the natural conditions be kept to a minimum and that all grading be softened to avoid abrupt changes in the natural terrain.

The natural hillsides within the development are relatively stable. Conventional excavating equipment can be used for most excavation. It is recommended that site planning and building design accommodate any natural bedrock conditions. Blasting is discouraged and requires a special permit. If permitted, blasting must be carefully controlled.

Earth cuts and fills must be re-vegetated, terraced or controlled by retaining walls to protect against erosion and sedimentation.

#### 2. Drainage

Careful consideration should be given to the impact your site development will have on the overall drainage patterns of your development area.

When building on sloped terrain, the drainage system for your site should distribute the runoff from storms or irrigation over large areas of land to slow runoff velocity and increase absorption. Natural overland drainage is recommended when possible. Open lined channels are recommended only in difficult conditions and culverts are required under driveways large enough for the roadside swale runoff.

You should also be aware that sparse vegetative cover, fine grained soils, and steep slopes create conditions that can result in erosion and sedimentation. Where large changes in grade requires extensive cut and fill and the resulting slope is greater than 3:1, retaining walls, terracing, and/or a combination of jute mesh to retain soil and grasses which are both fast growing and erosion resistant are recommended. Where resulting slopes are in excess of 2:1, retaining walls will be required.



### 3. Siting

You will want to site your house to take advantage of the fine views. But there are some further siting considerations you should also keep in mind.

Buildings should fit into the landscape. Buildings which are on a side hill should be set into the slope, not on it. They should be sited parallel to contours and avoid intrusions above ridge lines. Significant outcroppings should be preserved intact.

Minimal disturbance of natural landscape is a key requirement for virtually all site work at Falmouth On The Green. There should be as little disruption of existing tree growth as possible. To ensure that a maximum effort is made to preserve existing shrubs and trees, the Design Review Board must approve all tree removal before, during, and after construction.

### 4. Driveways

Driveways must be at least ten (10) feet wide but not over twenty (20) feet wide. They must provide for safe access onto Falmouth On The Green roads. Intersections should be designed to provide for maximum visibility and should be close to perpendicular.

Driveways should be designed to provide reasonable grades, not to exceed 12% unless approved by the Design Review Board.

Driveways on sloping ground should not run perpendicular to land contours. All cut and fill areas should be softened and re-vegetated to prevent erosion. Interference with natural drainage flows should be avoided, as should interception of surface drainage from roadways.



5. Pools, Tennis Courts, Childrens' Play Yards, etc.

The Falmouth On The Green Community has been carefully designed as a balanced recreational development. Every effort has been, and will *continue to* be made to accommodate the desires of the homeowners and visitors in the provision of recreational amenities.

In order to minimize disruption of natural terrain and to maximize utilization, the location and development of recreational amenities is carefully controlled. Therefore, individual recreational facilities such as swimming pools, tennis courts, paddle tennis courts, swing sets, wading pools, etc., are generally not permitted at Falmouth On The Green.

However, should a residential property owner decide that one or more of these amenities is critical to the enjoyment of his or her property at Falmouth On The Green, the Design Review Board will consider, but not necessarily approve, an application for construction. To receive consideration, the amenity must be compatible with the approved architectural design of a residence and must be properly screened from view.

6. Utilities

All utility lines must be buried underground. They should be located under or immediately adjacent to driveways whenever possible to minimize the necessary cutting of trees and to provide easy access for repairs. Transformer pads, air conditioners, and similar mechanical equipment must be screened from view.

B. ARCHITECTURE

1. Foundations

A great deal of construction at Falmouth On The Green may take place on a side hill. Therefore foundations are more visible and require special attention. Exposed concrete must be avoided wherever possible. All building walls shall extend to within 12" of the proposed grade. The closure between the grade and the wall shall appear solid if not a foundation wall.

DESIRABLE CONDITION

Concrete Foundation Concealed



UNDESIRABLE CONDITION

Concrete Foundation Exposed



## 2. Exterior Walls

Exterior walls should reflect the quality of permanence. The use of clear grained wood siding is encouraged. The wood siding should be treated with natural preserving stains. The stain color would be compatible with the earth tones characteristic of the soil, rock, vegetation, and other natural elements of the site.

Indigenous architectural forms are encouraged, traditional colored paint or stain may be used as accents.

## 3. Windows and Doors

The amount, size and shape of glass incorporated into your building must, in the opinion of the Design Review Board, be firmly integrated into the design of your building. In general, rectangular window and door openings are preferred. The arbitrary use of irregular shapes is discouraged.

### DESIRABLE CONDITION

Shapes Fit into Design



### UNDESIRABLE CONDITION

Too Many Irregular Shapes





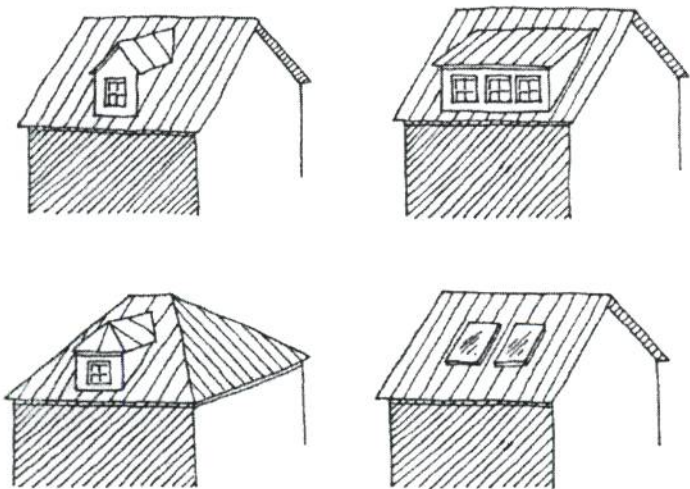
#### 4. Roofs

Roofs are an important architectural form within the community, particularly as viewed from the fairways. Therefore, the roofscape deserves careful consideration.

Roof forms should be more forceful than wall forms and should contribute to the impression that the building is firmly grounded. Therefore, pitched, gable, and hip variations and composites are preferred. Roof dormers are encouraged. Shed roofs that are thoroughly integrated with the building form are discouraged.



PREFERRED DORMER TYPES AND SKYLIGHT PLACEMENT



Rooftop access stairways, radio or TV antennae, etc., shall not protrude from the roof. Skylights should be set back from the eave line, placed as close to the roof surface as is functional, and located parallel to the roof plane.

Flat-topped chimneys with side venting flues and spark arresters are recommended. Preferred flue materials are brick and masonry-finish. Exposed metal chimneys are not permitted.

#### DISCOURAGED ROOF FORMS AND CHIMNEY TYPES:



Preferred roofing materials are: architectural asphalt shingles or fire treated shakes or shingles. In general, the roof color should be darker than the wall color.



5. Porches and Decks

The cool, and often windy, climate at Falmouth On The Green makes wind protected porches and decks desirable. Screened porches will-add to summer enjoyment but must be an integral part of the building design.

DESIRABLE CONDITION

Porches integrated into Design



UNDESIRABLE CONDITION

Porch not integrated into Design of House



6. Fencing and Walls

Fencing and walls may not be used to delineate individual homesite or residential property boundaries. They may be used as windbreakers, provide privacy, screen service yards, define outdoor living areas, or aid in pet control.

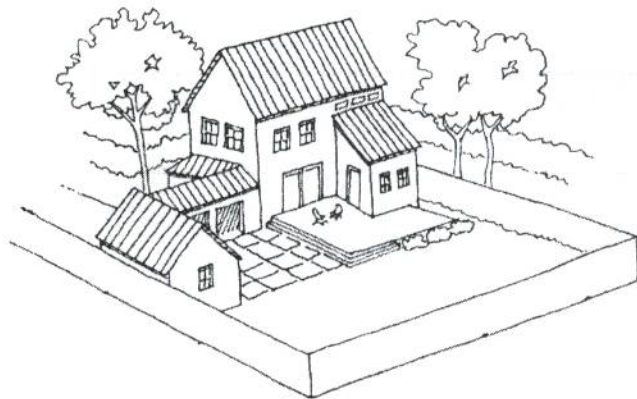
Choice of fencing or wall type and materials will depend on the architectural design of related buildings, and on the specific use or purpose of the fence.

For aesthetic and environmental reasons, solid fencing shall be attached to the building or used within fifteen (15) feet thereof and shall not exceed six (6) feet in height. The support and/or brace material member should be on the interior of the fence.



DESIRABLE CONDITION

Solid Fence Used to Screen Porch

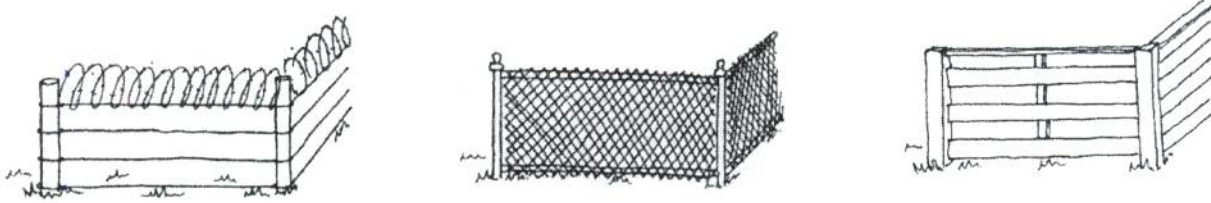


UNDESIRABLE CONDITION

Solid Fence Used to Screen Yard

In order to decrease visual impact, fencing further than fifteen (15) feet from the building/s shall be open and shall not exceed four (4) feet in height. Split rails and wood posts are preferred fencing materials, although other designs in wood or alternative materials will be considered provided they preserve or enhance the architectural and site design. For example the Design Review Board will encourage the use of low stone walls to enhance landscaping detail.

In general, fences will be most attractive when they are similar to buildings in color, texture, material, and pattern.



#### UNDESIRABLE FENCE TYPES

#### 7. Gateways and Entrances

The individual character of a residence or development area may be strengthened by a wall designed entrance or gate. Because entrances and gates can provide visual interest and help establish building or neighborhood locations, they are strongly encouraged, subject to Design Review Board Approval.

#### 8. Parking

Parking on any road within the Falmouth On The Green Community is explicitly prohibited. In addition to two garage spaces, at least two off-street parking spaces shall be provided per dwelling unit.



## C. LANDSCAPE ARCHITECTURE

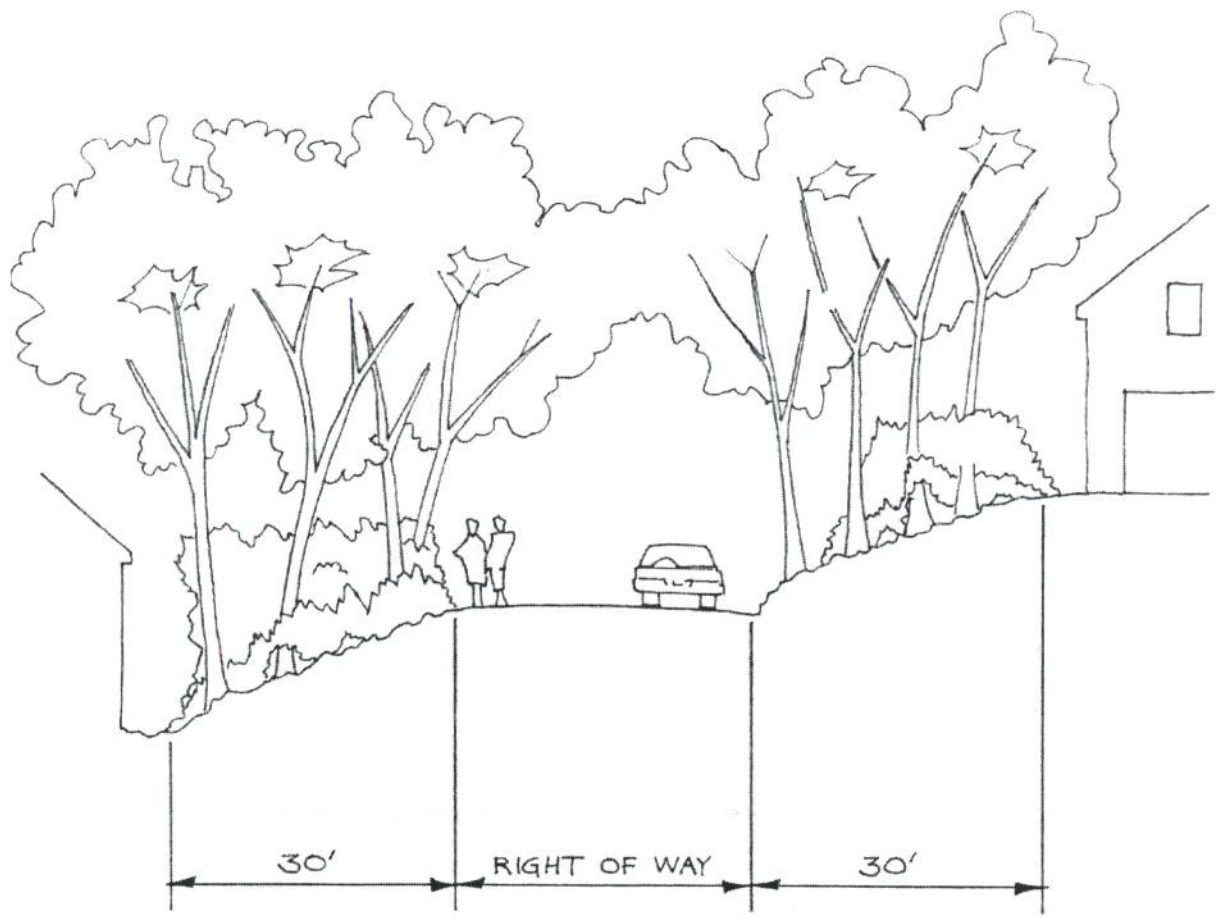
The natural landscape at Falmouth On The Green is a significant factor in the development's aesthetic and recreational character. Because the natural environment is such an integral part of the Falmouth On The Green Community, all landscaping activities at Falmouth On The Green should compliment the native plant communities. The ultimate goal is to maintain an integrated and harmonious continuity between man and nature. Therefore, three landscaping zones have been established within which different types of landscaping are encouraged.

### 1. Landscape Zones

#### a. Restricted Landscape Zone

The Restricted Landscape Zone consists of all land within thirty (30) feet of the edge of all road rights of way as shown on the approved subdivision plan. This zone has been created to provide a clean, consistent appearance along all roadways at Falmouth On The Green. The landscape design within this zone may vary on an area by area basis. Depending on the area character, the landscaping may include fencing, lighting, walkways, or lawn, etc., subject to Design Review Board approval. This zone will be maintained by the individual property owners. In cases where property owners are not maintaining this zone properly, Falmouth On The Green Home Owners Association has reserved the right to do so and to assess the property owners for the service.

Property owners are encouraged to install or keep the same growth as the immediate adjacent properties, if little or no existing tree growth is present on the restricted landscape zone.



b. Residential Landscape Zone

The Residential Landscape Zone has been limited to the land within the Construction Limit Line as established in the Falmouth On The Green Design Review Process and approved by the Design Review Board. Tastefully designed ornamental and decorative landscaping shall be planted within this zone. Within this zone, grass lawns are permitted, provided no trees over two inch in diameter have to be cut; however, smaller grassed areas are encouraged in wooded areas.

The areas outside the construction limit line, even if privately owned, must be maintained as naturally vegetated areas and are included in Open Space Zone. Where permitted by the Design Review Board, a transition zone from the Residential Landscape Zone to the Open Space Zone will be designated to allow for selective planting and pruning according to an approved plan.

c. Open Space Zone

All land within the individually owned lots and not otherwise designated falls within the open space zone. Good forest management practices are encouraged. Removal of blow downs, dead or diseased trees, and undesirable second growth, such as alders, is recommended. Selective thinning and planting is permitted subject to Design Review Board approval.

2. Recommended Design Philosophy and Plant Materials

The Design Review Board encourages naturalistic plantings arranged in dense, informal patterns that characterize the surrounding indigenous landscape. A properly designed natural landscape planting is one that forms a complete natural community or plant association.

In areas where the native vegetation is being retained, sound forest management practices should be implemented. When necessary, and with the approval of the Design Review Board, trees greater than four (4) inches DBH can be removed, underbrush removed and selective thinning accomplished.

3. Ground Cover

The use of ground cover on disturbed terrain at Falmouth On The Green is strongly recommended. By consolidating the disturbed surfaces of fine-grained soils, ground cover plays an important role in the prevention of erosion and sedimentation. Ground cover also provides a form of natural cooling as it absorbs radiation from the sun.

Irrigated turf or lawns are considered acceptable in high-use areas near buildings within the Residential Landscape Zone. It is recommended that lawn areas be kept to a minimum for aesthetic and maintenance reasons.

4. Windbreaks

Windbreaks help block prevailing winter winds and provide a significant amount of insulation. Where large tracts of woodland are abundant, deciduous trees can act as sufficient windbreak, but evergreens more effective since they retain their dense foliage year round.



When using evergreens for a windbreak, the trees should not be planted to form a solid barrier. Solid windbreak create areas of low pressure immediately to the leeward side which pulls winds downward, reduces the length of total area sheltered, and cause drifting of snow in the winter. In addition to the practical reasons for planting evergreens in staggered, unevenly spaced clusters, the aesthetic effect is more desirable.

## 5. Retaining Walls

Steep or unusual terrain will present an opportunity to use retaining walls or planters to resolve an otherwise difficult relationship between grades. Generally, slopes over 3:1 should be mitigated with retaining walls and slopes over 2:1 must be controlled with retaining walls.



### DESIRABLE CONSTRUCTION METHOD

House is Built into Site and Retaining Walls are Used



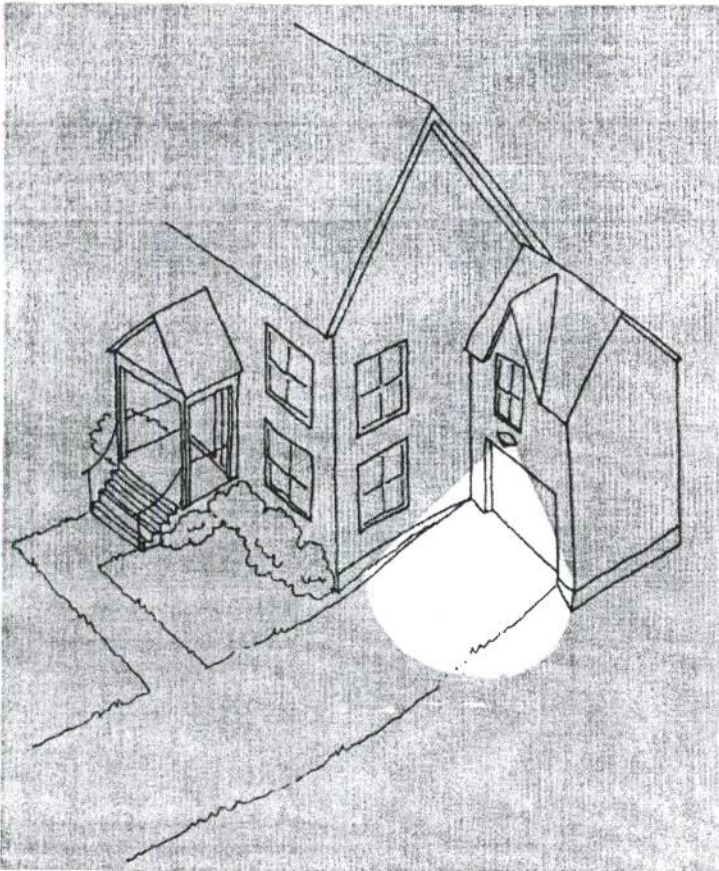
### UNDESIRABLE CONSTRUCTION METHOD

Site Flattened to Accommodate House, No Retaining Walls Used, and Concrete Foundation is Exposed

Stone and concrete are the preferred materials, although carefully designed construction with pressure treated timbers is also acceptable. The use of concrete blocks and stucco is not permitted.

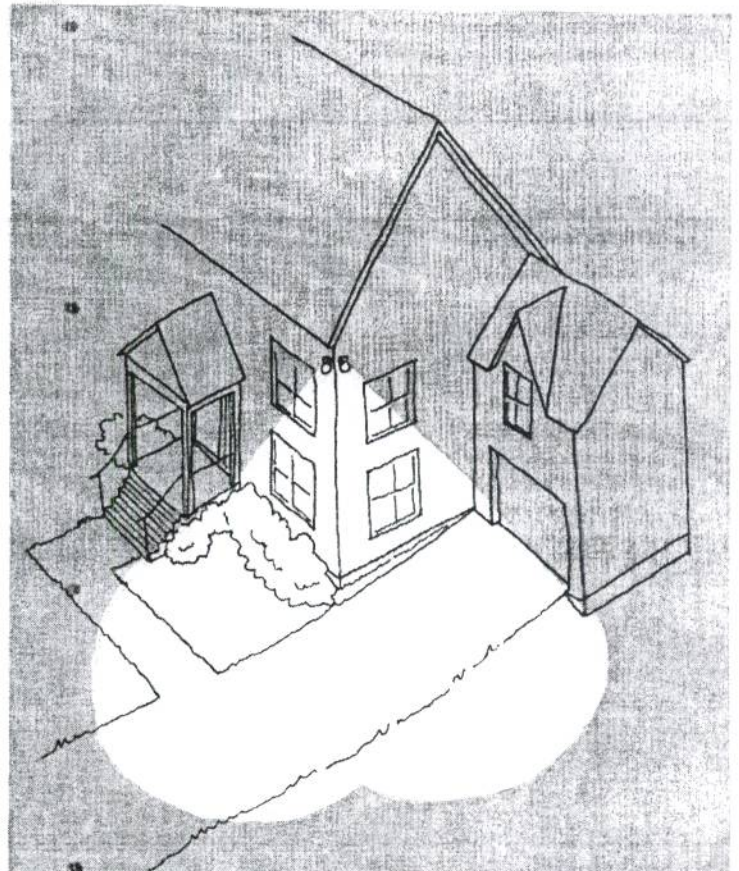
6. Exterior Lighting

Exterior lighting systems must be chosen with care. All exterior lighting must direct light downward to avoid glare. The light sources shall not be visible from neighboring properties. In most situations, areas requiring illumination should be lit with a number of low-intensity sources rather than a large single source. Flood lighting is particularly bad and, because the light source is visible, will not be approved. Low intensity accent and landscaping lighting is permitted.



DESIRABLE EXTERIOR LIGHTING

Low Intensity Source, Directed Downward

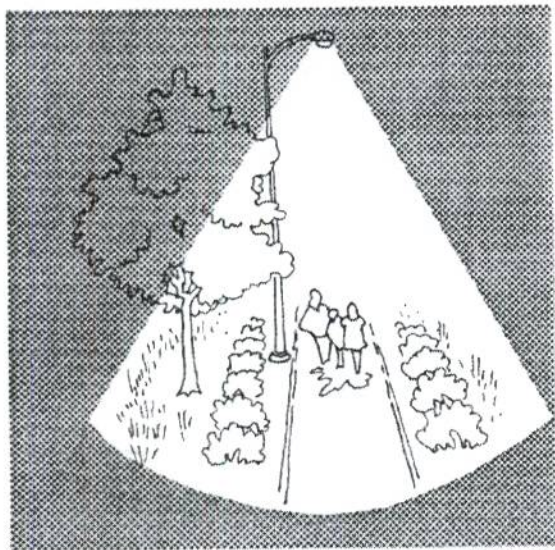


UNDESIRABLE EXTERIOR LIGHTING

Flood Lighting, High Intensity Source Visible From Far Away

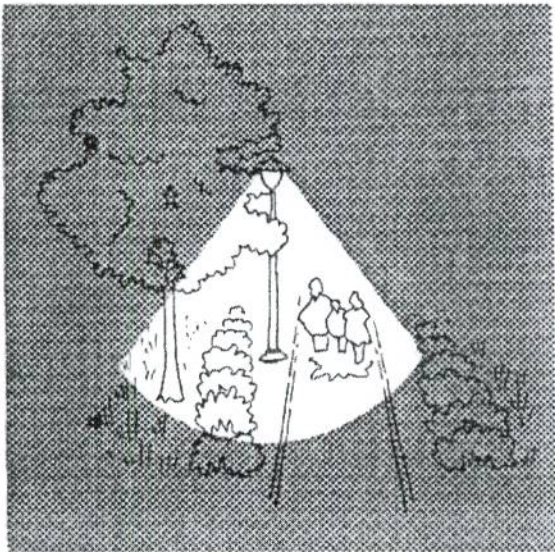


The use of pressure treated wood standards for lights on poles is required and they should be no more than eight (8) feet in height as a general rule. Dark colored fixtures, preferably with black or brown matte finishes, are encouraged because they-tend to be less obtrusive than light-colored fixtures.



PREFERRED WALKWAY LIGHTING

Low Intensity Source, Mounted Only 8 Feet Above Walkway



UNDESIRABLE WALKWAY LIGHTING

High Intensity Source, Mounted Too High Above Walkway



## VII. CONSTRUCTION AT FALMOUTH ON THE GREEN

### A. PRE-CONSTRUCTION ACTIVITIES

1. No lot is to be cleared or construction otherwise started without approval of the Design Review Board even if a Building Permit has been obtained from the applicable town. Before approval is given, the applicant must sign the Falmouth On The Green Building Construction Agreement in which the applicant agrees to pay for any damages to streets, ditches, common areas, trees to be saved, or adjoining lots or sites which might occur during site clearing, landscaping, or home construction.
2. Approval by the Design Review Board does not preclude the necessity of obtaining a Building Permit from the Town of Falmouth or Cumberland and for compliance with all applicable codes and regulations.
3. There is no dumping area available at Falmouth On The Green nor is there a pit for obtaining earth fill. Provisions for these services should be made from other sources.
4. One (1) self-contained portable toilet must be provided on each site during construction. Placement should be out of view from the main road if possible.
5. A minimum of one (1) dumpster must be maintained on site for trash removal/collection throughout the construction period for each home.

B. CONSTRUCTION ACTIVITIES

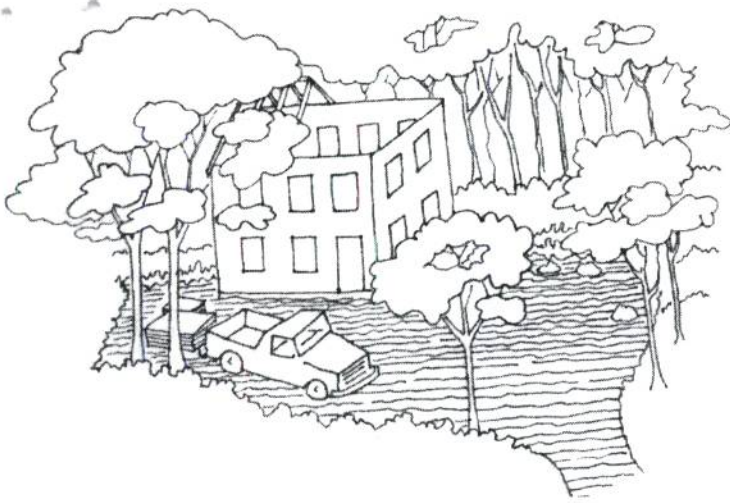
Falmouth On The Green is a recreational community, which attracts people who seek the unique recreational and scenic environmental amenities Falmouth On The Green has to offer. While visitors and residents all understand the need for construction activity, they will enjoy their time here more if construction activities take place in an orderly and timely manner. Therefore we ask your cooperation with the following procedural requirements:

1. In order to minimize the damage to the natural terrain, ingress and egress to the lot shall be made through only one place on the site as indicated on the final application. Damage to streets, common areas and trees as a result of construction will be assessed by the Design Review Board and charged to the respective owners.
2. Only those trees indicated to be removed on the approved site plan shall be removed. Care should be exercised to protect all other trees from equipment damage and/or filling. Snow fencing or chain link fencing should be placed outside the drip line of the trees to be saved.

Care should be taken during construction to avoid cutting, placing any fill, or storage of equipment or materials under the tree drip line. The procedure shall be established as part of the final application.

3. Materials must be stored in an inconspicuous area of the site within the established limits of construction as specified in the final application. No vehicles or materials will be permitted outside the construction limit line. The use of adjoining properties for access to the site or for the storage of materials is forbidden unless written permission is obtained from the owners.





#### DESIRABLE CONDITION

##### Site Properly Maintained



#### UNDESIRABLE CONDITION

##### Site Improperly Maintained

4. Cleanliness will be practiced and contractors are required to make frequent cleanups of surplus materials, trash, coffee cups, wrappers, etc. Cleanups shall be made at least once a week on Fridays so that the community will be clean for weekend visitors. Unsightly building sites constitute nuisances to the community and will be handled according to the Covenants and Restrictions.
5. One sign identifying the contractor, architect and landscape architect, may be displayed on the lot. This sign must-not exceed 19 inches by 16 inches and must be consistent with the Falmouth On The Green Sign Guidelines. No loud or gaudy colors will be permitted. When the job is completed the sign must be removed immediately. No other signs will be displayed at any time, including those of subcontractors or signs advertising other goods or services.
6. Because sewer and water services to the buildings are underground, care shall be taken to insure these lines have been installed in the utility ways shown on the final application, and that all water and sewer connections have been made prior to paving drives, walks, etc. Any questions about the location of underground lines should be directed to the Management Company.



7. Construction should proceed in a timely manner taking into account the potential adverse effects of seasonal variations in the weather. Weather conditions permitting, clearing and site preparation work may be begun in early May. Construction should be started by July 1. The exterior and landscaping work should be finished by October 15. It is recognized that landscape planting periods are limited; however, building construction is not considered complete until all site work is finished.

C. POST-CONSTRUCTION ACTIVITIES

Upon the completion of construction, the property owner and the contractor are responsible for:

1. Removing all remaining building debris from the site and surrounding areas.
2. Removing contractor's signs.
3. The owner must supply the Design Review Board with an "as built" drawing illustrating the location of all buildings, utilities, septic tank location(s), and landscaping as constructed.

D. GENERAL INFORMATION FOR BUILDERS

The working hours for construction personnel at Falmouth On The Green will be from 7 AM to 8 PM, Monday through Friday and 8 AM to 5 PM on Saturday. No work on Sunday is allowed.

## APPENDIX A

### DEVELOPMENT OFFICE

#### PROCEDURES AND FEES

All applications for building certificates should be addressed to Dirigo, and must be accompanied by a check for \$100 non-refundable application fee. Each owner is responsible for the cost of all utilities, its installation from the nearest trunk lines.

The refundable deposit of \$5,000 for application processing and construction shall apply. The deposit will be released after the Design Review Board approves the completed exterior structure and final installed landscaping.

The Design Review Board shall not have any responsibility to any owner with respect to the quality of materials, design or workmanship of construction. The owner has no right to rely on any inspection or procedures required by DRB for assurance of such quality.

The total fee must be paid prior to the issuance of a construction permit.