

**BRISTOL HARBOUR VILLAGE  
DEVELOPMENT CONTROLS AND ARCHITECTURAL GUIDELINES  
VARDON DRIVE SECTION-INCLUDES CUL-DE-SACS**

**A. GENERAL INFORMATION**

**1. Development Controls**

In order to insure a continuing quality of homes at Bristol Harbour Village, hereafter known as BHV, that will maintain the community's distinct character, and to insure against the construction of homes that would adversely affect property values, development controls, and architectural guidelines have been established; they will be administered by the existing Environmental Committee. All residential building plans are subject to the Development Controls and Architectural Guidelines and must be reviewed and approved by the Environmental Committee. In the event a conflict exists between this document and the "Design of Architectural Exterior Alterations and Additions," the most restrictive requirements will prevail.

**2. Lot Purchasers**

The Development Controls and Architectural Guidelines have been written to guide individual lot purchasers and builders of single-family detached homes. In general, they limit the use of materials as well as the siting of homes on a lot in order to create a consistent and rural image for BHV. New property owners will receive copies of the BHV and Vardon Drive Guidelines.

**3. Architectural Review**

After closing of property, EC approval and securing a building permit from the Town of South Bristol, construction of the home can begin. This process takes 30 – 60 days.

**4. Material Submitted**

In submitting information for architectural review to the Environmental Committee, a checklist of materials should accompany the EC application.

5. Time Schedule

Upon completion of the home, a Certificate of Occupancy must be obtained from the Town of South Bristol Code Enforcement Officer and the Environmental Committee of BHV as per the Bristol Harbour Village Offering Plan.

6. Materials

For each of the forty homes within the Vardon Drive area, no more than two basic exterior materials, in addition to glass, may be used. It is preferred that of the two materials employed, one be used in a secondary capacity with the other having a clearly dominant role. Materials encouraged are wood siding that can be stained, natural stone or brick, or high grade vinyl that is equivalent as approved by exception. All exterior materials (finishes) will have to be approved by the Environmental Committee.

7. Colors

External color schedules are subject to review and approval by the Environmental Committee. Subdued earth colors will be preferred. Use of a wide range of secondary colors for doors, windows, window shutters, architectural trim or other details is permissible, but also subject to approval. Roofs should be dark earth colors. Garage doors colors should relate to the main body of the house.

8. House Set-back Criteria

The Town of South Bristol controls set-backs for Vardon Drive and other areas throughout Bristol Harbour Village. Consult the code officer for this information. For additional information on patios and decks, see the document titled: Bristol Harbour Village Association, "Design of Architectural Exterior Alterations and Additions".

9. Windows and Doors

All openings in a structure, such as windows and doors, shall relate to each other on each elevation, both vertically and horizontally, in a clearly defined order.

## 10. Driveways

All driveways must be paved with asphalt or concrete within one year. It is preferred to have driveways organized in a grouped pattern to allow longer green areas between driveways. No driveway or paved area shall be built any closer than 10' from the property line. The curb cut for a two or three car garage should be no more than the width of two garage doors. For additional requirements for "driveways" see document, Bristol Harbour Village Association, "Design of Architectural Exterior Alterations and Additions", written by the Environmental Committee.

## 11. Exterior Lighting

Driveway post lights will be allowed, but design is subject to the approval of the BHV Environmental Committee. If installed, post lights must be either char-brown, black or dark bronze colored or wood stained the same as the body of the house, and have an 8' mounting height and be located at a ten foot set-back from the street right-of-way and five foot from the driveway paving. Indirect lighting of the trees (both up and down lights) is allowed. House numbers will be illuminated whether on face of house or mounted on post light. No exterior lighting shall be directed outside the applicant's property. Light fixtures, which are proposed in place of the original fixtures, should be compatible in style and scale with the applicant's house. Exterior lighting with incandescent bulbs may not exceed 60 watts and exterior with floodlights and/or spotlights may not exceed 40 watts. All spot lighting and motion sensors should be directed down at owner's property only.

For additional requirements on "exterior lighting" see document – Bristol Harbour Village Association, "Design of Architectural Exterior Alterations and Additions", written by the Environmental Committee.

## 12. Fences and Visual Barriers

Fences and visual barriers may be constructed of metal, wood or plant materials of approved design (chain link fencing is prohibited). No fences shall be placed in any yard, which faces on a street right-of-way. (All fences must be placed behind the front façade alignment). Fences whenever possible should visually appear as extensions of the house facades, using same materials, and colors. In no case will a

fence be allowed within 20' of a property line that is common with a property line in the front yard to create a private outdoor entrance courtyard. For further requirements of fencing see Bristol Harbour Village Association "Design of Architectural Exterior Alterations and Addition" written by the Environmental Committee.

13. Outbuildings

Storage sheds separated from the main building are prohibited. Buildings or structures, such as gazebos, swimming pools, hot tubs, Jacuzzis, whirl pools and other accompanying facilities must be of approved design and location. No aboveground pools will be allowed. For further information on the above buildings or structures, see Bristol Harbour Village Association "Design of Architectural Exterior Alterations and Additions" written by the Environmental Committee.

14. Mailboxes

Mailboxes, flagpoles, house numbers, signs, recreation play equipment, other miscellaneous site amenities, etc. – see Bristol Harbour Village Association, "Design of Architectural Exterior Alterations and Additions" written by the Environmental Committee. All house numbers will be affixed to both sides of the mailboxes.

15. Solid Wastes

Cans or other containers used for the deposit and storage of solid wastes shall be located in areas concealed from the view from outside the lot (all sides).

16. Preservation of Trees

No trees more than 6" in caliper and beyond 10 feet from any planned physical improvement will be removed without the approval of BHV Environmental Committee. Individual trees of significant value within the 10 foot clearing area around physical improvements shall likewise be retained whenever possible. These clearing limits shall be staked in continuous tape, and significant trees shall be protected by snow fence barriers, and the same shall be inspected by BHV Environmental Committee before construction can begin. No more than 20% of the vegetation between the

property lines and outside the home envelope shall be removed (existing trees, shrubs, and natural groundcover), thinning is recommended above clear cutting, (except in the driveway, parking areas and decks and patios). For further requirements see – document Bristol Harbour Village Association, “Design of Architectural Exterior Alterations and Additions”, written by the Environmental Committee.

17. Drainage

All areas immediately around each house – 20’ out from all sides, front and rear facades of the home, must grade away at a minimum of 2%.

18. Topography/Erosion

Erosion shall be controlled with the use of silt dams, and/or bales of straw. A site that has character in terms of topography should not be leveled to accommodate a level house. Home architectural and landscape architectural designs must respect the site and respond to variations of topography in the land. The house must fit the site vs. fitting the site to the house. Stone and wood retaining walls are required where 3 on 1 slopes must be exceeded.

19. House Living Area

Minimum size allowed 1,600 sq. ft. (this does not include garage).

20. Garages

All homes must have at least a two-car garage. Whenever possible, garages shall be located on the North end of the house. (The least desirable orientation based on solar considerations). For further requirements, see Bristol Harbour Village association “Design of Architectural Exterior Alterations and Additions”, written by the Environmental Committee, see section Garages.

21. New Planting

Additional planting of trees, shrubs, groundcover and vines is encouraged to supplement and strengthen the naturalistic landscape found at BHV. The planting of exotic horticultural varieties of shrubs as per the “green mustache” approach (a

row of shrubs in line with the front façade) is discouraged. The house should “blend” with the landscape. A long-range master-planting plan is encouraged prior to starting the planting operation.

22. Grading Changes Around Existing Trees

Generally, either lowering the surrounding grade so as to expose the root system, or filling more than 6’ so as to cover the root system will jeopardize the chances of survival of any tree. The odds of survival will be increased, however, if retaining walls or tree well are utilized.

23. Trenching Operations

When trenching, stay as far away as possible from trees and their roots. Heavy equipment operators are cautioned to avoid damage to existing tree trunks and roots during land grading operations. Feeder roots should not be cut.

24. Construction Regulations

Trailers, field offices, etc., shall be parked in approved locations and removed upon completion of construction. Contractors are permitted to store construction materials on their sites, but all materials shall be at the contractor’s risk. Heavy construction equipment such as a bulldozer may be stored at the site, but shall be parked in an area away from public view and away from major stands of vegetation to be saved.

25. Building Codes

The contractor(s) shall comply with all applicable state and local codes, regulations and ordinances. BHV Development Office and/or the Environmental Committee assumes no responsibility in this regard.

26. Miscellaneous

For all components not listed here see Bristol Harbour Village Association, “Design of Architectural Exterior Alterations and Additions” written by the Environmental Committee.