

The Gates Architectural Guidelines

www.TheGatesOfColumbia.com

Our vision at The Gates is to create a truly unique upscale development. Homes in The Gates will maintain long term value. It is not our desire to dictate to a builder or homeowner exactly what features and amenities to include or not to include but to establish a building that we can all be proud of. With that said, we do feel it prudent to have a starting point and be helpful in guiding those coming to The Gates. We have established some basic minimums and they follow:

Single family residential

Single level, 1-1/2 story or 2 story. No split foyer design allowed

Exterior Materials

- No vinyl siding allowed
- Front - stone, brick, stucco
- Sides - front material must wrap around to the sides of house by a minimum of 2 feet. Remainder of sides can have Hardi Plank or similar. Any side facing a street must have front material along the full length.
- Rear - Hardi Plank or similar
- Gables and dormers - Hardi Plank or similar
- Roof - 10/12 minimum side pitch, 8/12 minimum front to back pitch, dormers or porch roofs excepted
- Mailboxes - Plats 1-3: Unified box required. "The Gates" style available at Ahrens Steel 515 Big Bear Blvd. Columbia, MO 65202 (573) 449-1445. Plats 4-9: No individual mailboxes allowed per USPS standards. Homeowners will use cluster box unit located at Abbotsbury Ln & Rivington Dr.

Yards

- Sprinkler system required in front yard. Sod required in front yard.
- No privacy fencing except approved black wrought iron/aluminum.

Square Footage Requirements Above Grade (exclusive of basements, porches, garages, patios)

- Single level on slab - 1950 square foot minimum
- Single level on basement - 1850 square foot minimum
- 1-1/2 or 2 story - 2200 square foot minimum
- Multi-level - 2200 square feet above grade

The above are the *minimums*. While we expect the minimums to be adhered to, additional exterior amenities will be required of homes that are at or near those minimums. Our architectural control will require these homes to additionally have some of the following:

- 12/12 or steeper roof pitches on side slopes of roof planes visible from the street.
- Elevated plate heights of porch roof/ceilings
- Multiple wall heights and roof lines
- Multiple gable roofs facing the street
- Dormers on roof
- Curved roof edges
- 10" roof edges/fascia and or Frieze boards at soffit
- 6" or wider exterior trim around windows and doors
- Boxed out windows, bays or other visually pleasing protrusions from the main walls of the house
- Curved wall sections
- Decorative porch columns
- Side entering garages
- Front surface materials extended fully around the sides and or rear of the house
- Upgraded front entry door such as sculpted iron or wooden doors
- Upgraded garage doors
- Upgraded roofing materials
- Upgraded landscaping
- Masonry covered chimney visible from the street
- Roof spires or Finials
- Stamped concrete entry sidewalk, porch, or driveway or other upgraded exterior surface materials
- 1-1/2 or 2 story design or single level homes that artificially create such
- Additional covered outdoor living spaces such as porches, patios or decks
- Other features by suggestion

The Gates is to be a blend of homes consistent in style, color, and proportion that create present and future value for all residents.