



MAYO WOODLANDS ARCHITECTURAL GUIDELINES

Mayo Woodlands Architectural Guidelines

The Mayo Woodlands Architectural Guidelines were created to protect the lifestyle and investment of all neighbors. These parameters will serve as an outline for property owners, architects and designers, builders, and will create a directed approach to home siting, design, materials and finished landscape expectations (in conjunction with the Woodlands Landscape Policy).

Through a coordinated palette of materials and colors, the Mayo Woodlands neighborhood will complement the textures and colors of the natural surroundings. This marriage of visual texture will establish a theme of fine workmanship and level of quality as the constant throughout the neighborhood and still allow for variety in the aesthetic expression of each home. As is evident in Rochester's deep-rooted and most established neighborhoods, house style or even size is not a determining factor of worth or neighborhood cohesiveness. In carrying on the Mayo tradition of excellence, a renewal approach to the neighborhood, a tradition of fine homebuilding, honest materials, and intelligent design will combine to form a cohesive whole.

The Woodlands Guidelines do not dictate an architectural style; rather they describe various elements of a house and define the principles for coordinating these elements to create a Mayo Woodlands home. The Woodlands Guidelines will result in a diverse and consistent fabric of buildings, open space and landscape that defines the Mayo Woodlands and will serve to protect the public realm while allowing significant freedom in the design of individual homes. The Woodlands Guidelines will be interpreted and enforced by the collective work of the Architecture Review Board.

Architecture Review Board

The Mayo Woodlands Architecture Review Board offers assistance and guidance in design review. The ARB has established the review process and guidelines for both home architecture and landscape design and reserves the right to periodically issue additional rules, guidelines and regulations as it deems necessary.

The ARB consists of the staff members of CPDC Rochester Development, Inc. (Developer) and other design professionals invited by the developer to serve on the ARB. With simple majority vote, the ARB approves or denies a design proposal always working with the homebuyer and designer to achieve mutual goals.

Scope of Review

The ARB will review the plans, specifications, materials and samples submitted by the property owner to verify that the proposed structures, site improvements, and/or alterations to existing structures conform to the Woodlands Guidelines; however the guidelines may not always be the exclusive basis for ARB decisions. The ARB may consider any factor it deems relevant, including harmony of external design with surrounding structures and environment, or even purely on aesthetic considerations. Any condition, material or exterior improvement or modification not specifically defined and/or pre-approved within these guidelines may be subject to ARB review and approval.

Plans for all homes, garages, and accessory buildings, including all additions to aforementioned structures, shall be submitted for ARB review. Prior to commencement of any construction activity, the builder must receive final approval from the ARB in writing. Rochester Township will not issue a permit without the final approval form attached to the permit plan submitted to the Township. The review process is relatively easy to follow and requires the following submittals:

- **Concept Approval**

Submit a conceptual home massing plan and site drawing for review. It is of utmost importance to the success and enjoyment of the neighborhood that each home be thoughtfully placed on its site with careful attention to neighboring view corridors, sun angles, pedestrian access to neighborhood amenities, and vehicular access and parking. The concept plan must be submitted with a proposed site drawing and can also include pictures from magazines or photos as an example of the exterior clothing the home would be wearing upon completion.

- **Final Approval**

After receiving Concept Approval, submit a complete set of architectural construction drawings. These must be accompanied by a completed Architectural Review Form and a Certificate of Survey. This must include the location, size, and type of any proposed retaining or garden walls, fences, side walks, and air conditioning unit. Final architectural plans must include siding and trim detail, window size, material uses, etc.

- **Color Approval**

Color selections must be submitted to the ARB prior to the installation of roofing materials. The Color Approval Form must be completed and submitted to the ARB prior to ordering windows, siding, stone/brick, roofing materials and/or paint colors. The ARB reserves the right to delay occupancy closing on a home with any application of colors that has not been approved through the ARB. The ARB reserves the right to require colors be changed, if out compliance with color approval.

- **Landscape Approval** See Mayo Woodlands Landscape Policy for further details.

Land Use

Mayo Woodlands consists of three distinct neighborhoods, each responding to the natural features of the landscape. The Village neighborhood is located on a former agricultural field. Here, clusters of 1/2 +/- acre homesites provide a streetscape resembling an urban core neighborhood surrounded by open spaces that are restored to native prairie. The Forest neighborhood is nestled within the woods on the northeastern edge of Mayo Woodlands. Preservation of the mature hardwood trees is important in this neighborhood and homes will be sited accordingly to maximize the tree preservation opportunities. Both The Village and The Forest neighborhoods are served by shared wells and environmentally sensitive community waste water systems.

In The Prairie neighborhood, a secluded meadow offers more expansive homesites of two acres and larger with scenic views and adjacent access into the 200-acre Mayo Woods preserve. Here, open space preservation easements and building placement restrictions contribute to the rural nature of the site and preserve privacy for each resident.

Site Planning

Homesite planning guidelines are deemed to be some of the most important criteria to building in the Woodlands. The intent is to ensure a cohesive and visually pleasing neighborhood, with a identifiable, distinctive character for each of the three ‘lot types’. In contrast to conventional subdivisions which allow home placement to be dictated by the street with the street being lined by forward-extended garages that overwhelm the house architecture. The Woodlands lots have been arranged to maximize view corridors to the open space, provide opportunity for individuality, and encourage a re-thinking of how we develop private space within our property.

Homesites in The Forest are simply, well, incredible. The approach is to carefully orient the home in response to the specific homesite, gently crafting the site topography to maximize preservation of the mature hardwood trees and coax privacy, sunlight, and shade from the more intimate sized lot.

The Village neighborhoods are thoughtfully placed within the open space acreage, and offer slightly more ‘elbow room’ for the best combination of privacy and good neighbors. Homesiting allows slightly more flexibility in orienting to climatic elements, neighboring homes and their view corridors, and distant vistas beyond the clusters of homes.

The Prairie homesites are a lifestyle choice for those who desire the maximum flexibility the Woodlands has to offer. With ample room for accessory buildings, vehicular accommodations, adaptation to the site and climate, private entertaining spaces, and creative freedom in architectural response to the landscape, more than to adjoining structures.

Building setbacks in the Forest and Village are: Front - 30’; Side - 20’; and Rear - 25’ from the property lines. Buildings setback on the Prairie lots are the same for Front and Side, but Rear Setbacks are individually determined, based on relationships to the Open Space Preservation Easement, and other elements of the property. With the flexibility these lots offer, the ARB would expect to rarely find a home crowding a front or side setback.

Massing

The Mayo Woodlands neighborhood strongly encourages that preliminary design emphasize a scale of home which settles into the landscape rather than dominates it. This process begins with the site planning outlined previously. Home massing should be determined not by a chosen style, but through careful consideration of natural light and surrounding views. In laying out the floor plan, the composition should emphasize the primary building form with wings or extensions held in secondary importance. No structure in Mayo Woodlands shall stand taller than 35' above the average elevation of the four corners of the homesite. No accessory structure shall exceed the height of the main residence. There may be up to, but no more than, three structures on each lot, including garages, residences, sheds/ workshops, greenhouses, and freestanding porches or gazebos.

In many new neighborhoods the garage has become the primary “design” feature on a home, often featured prominently on the front of the home. The garage of your home in the Woodlands may be attached or detached, but homeowners are encouraged to visually separate the garage from the main body of the home through the use of a single-story link, breezeway or mudroom, which will create the appearance of smaller-scaled structures. The only exception being in The Forest, dictated by tree preservation. Front loaded garages will be considered by the ARB on individual homesites to protect existing trees.

DESIGN GUIDELINES

Materials

Mayo Woodlands will be home to a variety of housing styles, each incorporating the home placement and massing principles outlined above, and each honoring their individual architectural expression.

Through careful selection from a common palette, materials, colors and textures will establish a new tradition honoring the landscape with homes that speak plainly: they are planning to stay. Homes will employ materials that are true to the styling and architectural theme of each individual home.

Accepted Materials and Design

Metal standing seam, fiberglass, asphalt or cedar shingles, EPDM membrane on flat roof applications, slate or imitation fiberglass slate.

Rooflines are one of the most important indicators of style, as well as of the most important visual masses on a home. Roof slopes and overhangs must be fitting of the individual architectural style of the home and the ARB encourages researching the conventions of different architectural styles. Allow the ARB to be a design resource for you and your builder to work through these important issues.

Windows and Garage Doors

Wood, metal, or fiberglass products, are allowed, as dictated by the architectural style of the home with approval of the ARB.

Exterior Cladding Materials (home clothing options)

Wood (cedar) or fiber cement siding in proper applications such as horizontal lap, vertical board and batten, or panelized systems with battens (spaced appropriately). Natural stone or brick, cement stucco or synthetic stone are permitted, by approval.

Personally directed architectural styling of your home is a welcome and expected product in the Mayo Woodlands. Through your architect or designer, your experiences, heritage, and lifestyle will be embodied in the layout and clothing of your home and will connect with the seamless blend of street scene anticipated in the neighborhood. Cladding and details will be appropriately consistent on all sides of the homes exterior. The exception being in The Forest, where on secluded homesites the ARB will be more lenient about 4-sided architecture.

Foundation Wall Finishes

Cladding of exposed foundation material should be designed with final grade in mind. Basic 90-degree stepping of siding material will not be approved by the ARB as it does not honor four-sided architecture. For areas below a beltline of siding on a walk-out or other exposed wall, exposed concrete block or cast-in-place concrete should be kept to a minimum, or covered with smooth finish stucco if applicable.

Acceptable paving and other flatwork materials and their appropriate applications are outlined in the Mayo Woodlands Landscape Policy.

Trim Materials

Wood, fiber cement, Meritec, Azek and others, if submitted to ARB as appropriate to architectural style.

Exterior Lighting

Exterior light fixtures should be consistent with the character and style of the home and should be placed and oriented so as not to light-pollute or ruin a neighboring home's experience of the night sky. For further detail please see the Mayo Woodlands Landscape Policy.

Fencing

All fencing must be approved by the ARB. See Landscape Policy.

House Numbers

Front yard house address identification should match house style and be appropriately positioned. This is the sole responsibility of the homeowner.

Mail and Newspaper Boxes

Mail and Newspaper boxes will be provided and installed by the Developer.

Pools and Hot Tubs

Individual swimming pools are not permissible in the Mayo Woodlands neighborhood. Hot tubs are permitted and should be designed into landforms, terraces, porches and decks. All easements apply when siting a hot tub. See the Mayo Woodlands Landscape Policy for further details regarding hot tubs.

General Home Design Guide

Homes are expected to have a high standard of workmanship and correctly use the quality materials listed above. Homes which do not demonstrate the suitable use of materials to properly display the architectural features of the home will not be approved by the ARB.

Exterior elevations must take all sides of the home into consideration, using the same level of trim and detail on the sides and rear of the home as on the front elevation. Care must be taken to clothe the home in a manner that is attractive from views off the lot and from road approaches, as well as from neighboring homes and open spaces. Grade and level changes should be made with thoughtfulness as to the impression created through passage and threshold opportunities. Porches, decks, patios, sitting areas and terraces should define outdoor rooms as an extension of private family spaces. Consider how to design these areas for use during different times of day, with different sun angles, as well as during changing seasons to best meet your lifestyle needs. Garages are encouraged to be camouflaged with trellises, pergolas, wing walls, gates, and retaining walls. Ideally, facade changes (setbacks) between the house and garage are preferred. At no point should garbage or recycling containers be permanently visible.

CONTACT

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