

Oak Ridge Trails

Architectural Standards



TABLE OF CONTENTS

H.1. AIR CONDITIONERS & HEAT PUMPS	5
H.2. ANTENNAS & SATELLITE DISHES	5
H.3. ARBORS AND PERGOLAS.....	6
H.4. ATTIC VENTILATION (SEE H.8, CHIMNEYS, CAPS, FLUES AND VENTS)	6
H.5. AWNINGS	7
H.6. BARBECUE GRILLS.....	7
H.7. BIRD HOUSES, BATHS, FEEDERS & BAT HOUSES	8
H.8. CHIMNEYS, CAPS, FLUES & VENTS (SEE H.4, ATTIC VENTILATION)...	8
H.9. CLOTHESLINES.....	9
H.10. COMPOST CONTAINERS	9
H.11. DECKS	9
H.12. DECORATIVE OBJECTS.....	10
H.13. DOGHOUSES.....	11
H.14. DOORS: ENTRY (SEE H.29, KICK PLATES & DOOR KNOCKERS	11
H.15. DOORS: GARAGE	12
H.16. DOORS: SECURITY.....	12
H.17. DOORS: STORM.....	12
H.18. DRAINAGE	13
H.19. DRIVEWAYS	13
H.20. EDGING.....	14
H.21. FENCES	14
ILLUSTRATIONS.....	16
EXAMPLES OF GATES and FENCE STYLES	17
H.22. FIREWOOD & STANDS	17
H.23. FLAGPOLES.....	18

H.24. FOUNTAINS AND FISH PONDS.....	18
H.25. FUEL TANKS: EXTERIOR.....	19
H.26. GARDENS: FLOWER & VEGETABLE (SEE GROUND COVER & LANDSCAPING)	19
H.27. GROUND COVER AND LANDSCAPING	20
H.28. HOUSE NUMBERS.....	20
H.29. KICK PLATES AND DOORKNOCKERS	21
H.30. LANDSCAPING – SEE H.27, GROUND COVER & LANDSCAPING	21
H.31. LIGHTING	21
H.32. MAILBOXES	22
MAILBOX EXAMPLE	23
H.33. MAJOR ALTERATIONS	23
H.34. PAINTING.....	24
H.35. PATIOS.....	25
H.36. PORCHS – SEE H.33, MAJOR ALTERATIONS.....	25
H.37. PORCH SWINGS AND BENCHES.....	25
H.38. RECREATION AND PLAY EQUIPMENT.....	26
H.39. ROCK GARDENS, WALLS AND RETAINING WALLS.....	26
H.40. ROOFING.....	27
ROOF EXAMPLES	27
H.41. SATELLITE DISHES – SEE H.2, ANTENNAS & SATELLITE DISHES.....	28
H.42. SCREENING	28
H.43. SECURITY DEVICES AND ALARMS.....	28
H.44. SHEDS.....	28
H.45. SHUTTERS.....	29
H.46. SIDING, FASCIA, TRIM AND GUTTER.....	30
H.47. SIGNS	31
H.48. SKYLIGHTS	31

H.49. SPAS AND HOT TUBS	32
H.50. SWIMMING POOLS.....	32
H.51. TREE REMOVAL	33
H.52. TRELLISES.....	34
H.53. WALKWAYS AND PATHWAYS.....	34
H.54. WINDOWS	35
H.55. WINDOWS: SECURITY	36
H.56. WINDOWS: STORM	36
H.57. PROHIBITED ITEMS.....	36

H.1. AIR CONDITIONERS & HEAT PUMPS

A. REQUIREMENT

1. An application is not required to replace a unit in the same location.
2. An application and approval are required for adding a unit or relocating an existing unit.

B. STANDARDS

1. Air conditioner compressors and heat pumps shall be located in rear yards, unless originally installed in a side yard. Relocation to a side yard will be considered on a case-by-case basis for single-family homes.
2. Window or wall units shall be considered for approval under the following circumstances:
 - a. The owner has independent certification that the existing heating/ventilating/air conditioning (HVAC) is performing at an unacceptable level as defined by standard commercial practices.
 - b. When approved, the window or wall unit will be located only on the side or rear of the home.

H.2. ANTENNAS & SATELLITE DISHES

A. REQUIREMENT

1. An application is not required for satellite dishes less than one meter (39.37 inches) in diameter in the longest dimension or other multi-point media distribution systems (MMDS) antennas and multiple element dipole (MED) antennas. Although there is no requirement for an application for TV broadcast reception antennas, owners and occupants should follow established standards when installing such antennas.
2. An application and approval are required for all other antennas.

B. STANDARDS

1. TV broadcast reception antennas or antennas of any kind will not be allowed.
2. Satellite dish antennas, when ground mounted, should only be placed in the rear yard.
3. All wiring or cabling shall be installed in a professional manner and routed along the natural edge lines of the dwelling (e.g., roof peaks, roof edges, side wall corners, overhang joints, soffit lines) and fastened to the structure at points no more than ten feet apart.

H.3. ARBORS AND PERGOLAS

A. REQUIREMENT

An application and approval are required for all arbors and pergolas.

B. STANDARDS

1. Arbors shall be made of wood, wrought iron or synthetic materials that resemble wood. Other materials will be considered on a case-by-case basis.
2. Arbors shall not exceed 8 feet in height, 4 feet in width and 2 feet in depth.
3. Arbors shall only be located in the rear or side yard, but no closer to the front than the mid-point of the side elevation of the house.
4. Pergolas shall be made from wood or synthetic materials that have the appearance of wood.
5. Pergolas shall be located only in the rear or side yard or deck.
6. Freestanding pergolas shall not exceed 9 feet in height and 12 feet in length and width. Pergolas integral with a deck or patio shall not exceed 9 feet in height and the dimensions of the deck or patio.
7. Color shall be natural (wood or synthetic), compatible with the color scheme of the dwelling/deck, or black (wrought iron).

H.4. ATTIC VENTILATION (See H.8, Chimneys, Caps, Flues and Vents)

A. REQUIREMENT

1. An application is not required to replace a vent in the same location and of similar size, color and design provided that it meets the standards.
2. An application and approval are required for the installation of a new gable vent, ridge vent or roof vent.

B. STANDARDS

1. Gable Vent: (click here for illustrations)
 - a. Shall be of metal, plastic or wood.
 - b. Openings shall be louvered.
 - c. The color shall match the siding, trim color or roof.

2. Ridge Vent:

Shall be covered with a plastic or metal housing, which shall match the roof color, or be covered with shingles exactly matching the roof.

3. Roof Vent (Fixed):

a. Shall not extend more than four inches above the roof ridge line.

b. Shall be gray galvanized metal or stainless steel, painted black, or painted to match the roof color. (See H.8, Chimneys, Caps, Flues and Vents)

H.5. AWNINGS

A. REQUIREMENT

An application and approval are required for all awnings.

B. STANDARDS

1. Awnings shall be located only in the rear of the dwelling.
2. The color and style shall match the siding/brick, shutters, or trim of the dwelling.
3. Metal frames shall be the same color as the trim or siding color of the dwelling.
4. Awning frames shall be removed and stored when the fabric is removed and stored.
5. The casing for a retractable awning shall match the dwelling siding color. In cases where the entire dwelling is brick, the color shall match the trim, siding and/or brick.
6. Awnings containing corrugated fiberglass components are prohibited.

H.6. BARBECUE GRILLS

A. REQUIREMENT

1. An application is not required for a portable barbecue grill.
2. An application and approval are required for all permanent (built-in) barbecue grills.

B. STANDARDS

1. Grill shall be located in the rear yard.
2. Any permanent fuel lines shall be concealed from view.

H.7. BIRD HOUSES, BATHS, FEEDERS & BAT HOUSES

A. REQUIREMENT

An application and approval are required for all birdhouses, feeders, and bat houses that are not located in the rear yard or do not meet the standards.

B. STANDARDS

1. Bird/bat house dimensions not to exceed 12" X 12" X 18".
2. Birdbaths shall not be more than 30 inches in diameter.
3. Birdbaths shall be concrete gray, earth tone or metal.

H.8. CHIMNEYS, CAPS, FLUES & VENTS (see H.4, Attic Ventilation)

A. REQUIREMENT

1. An application is not required to replace chimneys, flues or vents in the same location and of similar size, color and design. Installation of chimney caps that are gray galvanized metal or stainless steel and are painted black or a color to match the roof need no application.
2. An application and approval are required for the installation of new chimneys, flues or vents.

B. STANDARDS

1. Chimney, flue or vent style and size shall be appropriate for the dwelling.
2. A color, other than black or matching the roof and materials, shall be compatible with the dwelling's existing colors and materials.
3. All external fuel lines shall be routed along natural-edged lines of the dwelling to minimize visual impact.
4. Venting for gas energy conversion shall be located at the rear or side of the dwelling when possible. Those vents that must be located at the front of the dwelling will be appropriately screened.

H.9. CLOTHESLINES

A. REQUIREMENT

An application and approval are required for any permanently installed clothesline.

B. STANDARDS

1. The clothesline shall be located in the rear yard, portable, and stored when not in use.
2. The clothesline shall be reachable from ground level.
3. Retractable clothesline canisters attached to the dwelling or deck shall be painted to match the color of the adjoining structure.

H.10. COMPOST CONTAINERS

A. REQUIREMENT

1. An application and approval are required for all compost containers.
2. All compost piles shall be enclosed in a container and must be maintained in strict accordance with all St. Louis County Health Code Rules and Regulations.

B. STANDARDS

1. Compost containers are for yard waste only.
2. Compost containers shall be located in rear yards.
3. Compost containers shall not be visible from the street, parking lot or adjacent property.
4. Compost containers shall maintain structural integrity.
5. Chicken wire containers are prohibited.
6. Exterior dimensions shall not exceed 4' wide x 3' high x 3' deep.

H.11. DECKS

A. REQUIREMENT

1. An application is not required to replace an existing deck in the same location and of same dimensions and similar color and design as the one being replaced provided the standards are met.

2. An application and approval are required for all new decks or changes to existing decks, including removal or color change. Decks comprise decking, rails, stairs, support structure, and any other integral components. (Tree Removal, B.4, as it applies to deck construction.)

B. STANDARDS

1. Decks shall be constructed of pressure-treated wood, redwood, cedar or a comparable composite material.
2. All fasteners must be rust resistant (galvanized, coated or stainless steel).
3. Single family homes may have painted decks to match trim or siding if the colors are white, tan, beige, light gray or brown.
4. Areas under the deck used for storage shall be screened with lattice or appropriate vegetation.
5. Under deck lattice screening with a doorway must also be constructed of lattice.

H.12. DECORATIVE OBJECTS

A. REQUIREMENT

1. All objects in the front or side yard require an application and approval.
2. Exterior decorative objects may include but are not limited to: wagon wheels, sculptures, fountains, statuaries, ponds, and items attached to the dwelling, such as weather vanes, and holiday decorations that are in place longer than 30 days prior and 30 days after a holiday.

B. STANDARDS

1. Windmills on residential lots are prohibited.
2. Wishing wells or other type of wells are prohibited.
3. Decorative objects, to include statues, shall be made of earth-tone colored materials.
4. Decorative objects (except weather vanes, ponds, garden pools or fountains) shall not exceed 4 feet in any dimension.
5. All fountains, ponds, garden pools or other water-based decorative objects shall have a means to preclude stagnant water accumulation.
6. All power cords, cables and any other operational accessories shall be concealed.
7. All fountains, ponds, garden or other water-based decorative objects

shall be sized proportionately to the property.

H.13. DOGHOUSES

A. REQUIREMENT

An application and approval are required for all doghouses.

B. STANDARDS

1. All doghouses are to be located in the rear yard and will be compatible with the color and design of the dwelling.
2. Dog pens/runs are prohibited.

H.14. DOORS: ENTRY (See H.29, Kick Plates & Door Knockers)

A. REQUIREMENT

1. An application is not required to replace entry doors in the same location with similar color and design or a raised- or flat-panel design provided the standards are met.
2. An application and approval are required to replace entry doors that are different in appearance to the one being replaced including sliding glass and French style.

B. STANDARDS

1. The door design/style shall be compatible with the architecture of the dwelling.
2. Doors with decorative lights (glass panes) that are compatible with the architectural style of the dwelling (e.g., colonial, traditional) shall be considered on a case-by-case basis.
3. Doors shall be compatible with the color scheme of the dwelling.

H.15. DOORS: GARAGE

A. REQUIREMENT

1. An application is not required for replacing garage doors that are the same dimension, color and design. The door may have flat, raised or recessed panels and glass panes/lights in one horizontal row.
2. An application and approval are required to replace garage doors with a different style or design from the above.

B. STANDARDS

1. Color of door(s) must match color of siding or trim of the dwelling.
2. Ornamentation must be consistent with architectural style of the dwelling.
3. Dwellings with more than one garage door must have identically matching doors in style, materials, color and design.

H.16. DOORS: SECURITY

A. REQUIREMENT

1. An application is not required to replace security doors in the same location and similar size, color and design provided the standards are met.
2. An application and approval are required for all new security doors.

B. STANDARDS

1. Design shall consist of primarily straight vertical and horizontal members with minimal ornamentation or scrollwork.
2. Security doors shall be painted the same color as the entry doors to minimize the visual impact.

H.17. DOORS: STORM

A. REQUIREMENT

1. An application is not required to replace storm doors in the same location with similar size, color and design or replace any storm door with an un-etched full-view design provided the standards are met.

2. An application and approval are required for all new or replacement storm doors (other than un-etched full view) that are dissimilar to the one being replaced.

B. STANDARDS

1. Storm doors shall be full-view, half-view or half-view cross-buck and compatible with the architectural style of the dwelling and the entry door.
2. Storm doors shall match the color of the entry door or the trim around the entry door.
3. Self-storing storm doors shall be the identical color of the entry doors.
4. Storm doors may include decorative scrollwork, mullions or bars installed on the inside of the door only when the storm door color is the identical color of the entry door. The architectural style of the door shall be compatible with the architecture of the dwelling.
5. For entry doors that are stained hardwood, contain decorative lights only full-view storm doors shall be installed with a color matching the trim or the entry door.

H.18. DRAINAGE

A. REQUIREMENT

1. An application and approval are required for all alterations to storm water drainage on lots.
2. Existing downspouts with splash blocks are considered to be standard components of the house and do not constitute a drainage system.

B. STANDARDS

1. Visible components of drainage systems must be earth tone.
2. All drainage pipes shall be installed below-grade on a bed of crushed gravel, from the downspout takeoff and shall not extend more than ten feet in any direction.
3. Below-grade installation shall be in compliance with St. Louis County and Wildwood codes and ordinances.
4. Drainage systems shall not divert water to adjacent properties or open space so as to create an adverse affect on drainage of the property or adjacent properties.

H.19. DRIVEWAYS

A. REQUIREMENT

1. An application is not required to repair or replace a driveway in the same location, same size, and materials of the existing drive.
2. An application and approval are required for expanding a driveway, creating a parking pad or driveway or changing materials, including the addition of any drainage system.

B. STANDARDS

1. The driveway shall conform to the shape and size of the original driveway.
2. A driveway extension or parking pad shall be of the same material as the existing driveway and shall blend with the existing driveway, topography and landscaping and shall comply with St. Louis County and Wildwood setback or size (not to exceed 25% of the front yard) requirements.

H.20. EDGING

A. REQUIREMENT

1. An application is not required for natural-material edging less than 12 inches high and extending for less than 10' in length provided that it meets the standards.
2. An application and approval are required for all manmade landscaping or edging materials e.g., concrete, plastic or brick, and for natural material edging over 12 inches high or that extends for more than 10' in length. For modifications that exceed 12 inches in height, refer to Standards for Rock Gardens & Walls.

B. STANDARDS

1. Manmade materials (e.g., concrete scalloped edging) shall be earth tone; those that are white, light gray or other light colors are prohibited.
2. Natural wood timbers shall be no greater than twelve inches high.
3. Natural wood edging shall be installed with top edge no higher than four inches above ground level.
4. Dark earth tone brick shall be installed horizontally or on the diagonal, no higher than four inches above ground level. (Construction-grade brick, i.e., bricks with holes through them are prohibited.)
5. Plastic barrier edging shall be installed so that no more than 2 inches is above ground level.
6. Scalloped edging shall be installed so that only the rounded portion is above grade.
7. All edging styles shall be consistent (one style) in the front and side yards.

H.21. FENCES

A. REQUIREMENT

1. An application is required for removing or replacing all fences even if the fence is in the same location and the same dimension, height, color and design.
2. An application and approval are required for the construction of a new fence.
3. Tree removal necessary for the installation of a fence shall be described in the application according to the requirement standards for tree removal.

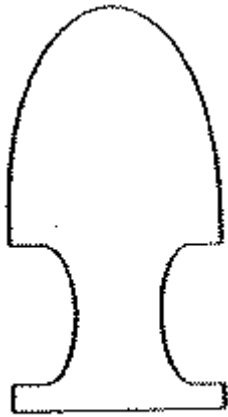
B. STANDARDS

1. There are specific styles of fencing that may be considered for approved installation in Oak Ridge Trails included but not limited to: solid board, board-on-board style. Finials are permitted on fences. Wood or Stockade fencing is not permitted. Replacement of a presently existing stockade fence with another stockade fence will not be permitted. A new style for approved fencing or an application for open yard, no fencing, shall be needed.
2. All fencing shall be painted steel/aluminum or composite materials.
3. Chain-link, chicken-wire or barbed-wire fencing will not be approved unless required by law.
4. Fencing finished on one side shall be installed with the finished side facing out, for example: solid-board.
5. Fencing within a lot shall be a consistent style and size (e.g., board-on-board or solid-board). An exception to consistent styles will be made when a barrier fence has been erected along a roadway, or when considering unusual property configurations.
6. Gates shall be compatible with fencing in design, material, height and color. Gate hardware shall be unobtrusive and rust resistant.
7. Wire-mesh screening used to increase security must be approved. The wire mesh shall be attached on the inside of the fence and shall not extend above the top rail.
8. Front-yard fencing shall be permitted only under unique situations where a fence appears to be in a neighbor's front yard due to lot configurations.
9. Side-yard fences may be considered if site conditions warrant, but normally shall not extend beyond the midpoint of the side elevation of the house.
10. The top of the fence shall parallel the contour of the ground. Depending on fence style, the bottom of the fence shall be no more than four inches above grade at any point.
11. Fencing material shall not be fastened to natural objects such as trees, bushes or rocks. Fencing shall box around the object, with the box on the applicant's property.
12. Fencing shall generally be no higher than four (4) feet for single family homes. Exceptions to the four (4) foot and six (6) foot height restrictions may be granted by the ARB due to lot/lot line proximity to major or high volume roads, or unique safety or security circumstances.
13. Vertical members shall be plumb.

14. The exact location of fencing is to be installed per St. Louis County and Wildwood codes regarding property lines, other locations and ARB approval. Due to aesthetics, installing fencing near an existing fence must be approved by the ARB.

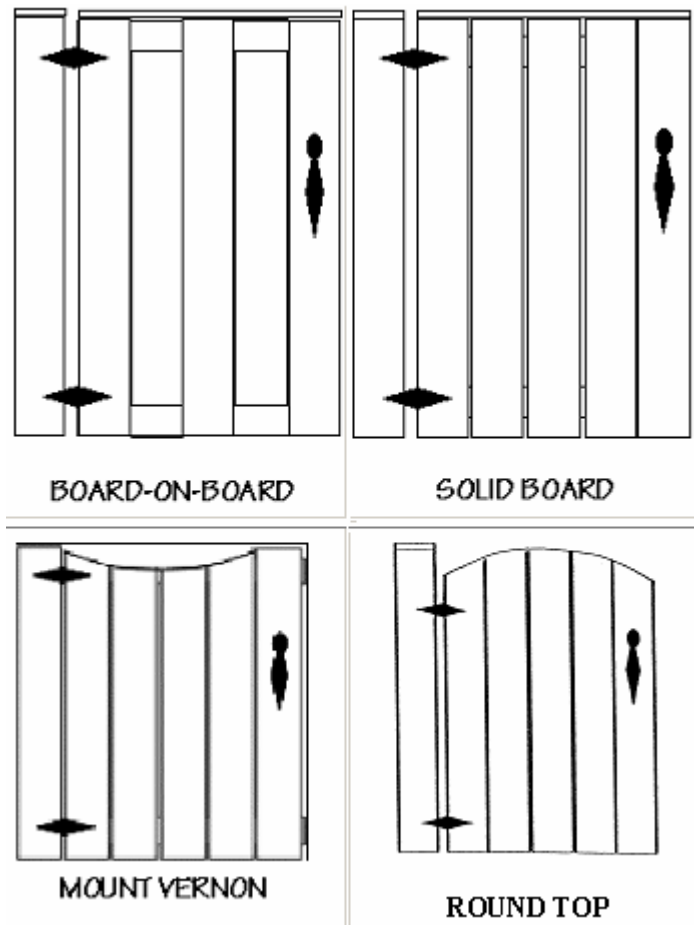
ILLUSTRATIONS

FINIAL



FINIAL

EXAMPLES OF GATES and FENCE STYLES



H.22. FIREWOOD & STANDS

A. REQUIREMENT

1. An application is not required for firewood stands that do not exceed 4' in height or depth and are 16' or less in length provided the standards are met.
2. An application and approval are required for a firewood stand that exceeds the above dimensions.

B. STANDARDS

1. Stands shall contain firewood neatly stacked only, no debris.

2. Stands shall be located in the rear yard.
3. Firewood stacks may be covered with canvas, or other earth tone fabric. Brightly colored coverings are prohibited.

H.23. FLAGPOLES

A. REQUIREMENT

1. An application is not required for flags mounted on dwellings and that meet the standards.
2. An application and approval are required for all permanent flagpoles. A permanent flagpole is one, which is permanently placed on the property.

B. STANDARDS

1. The flagpole shall be of wood, fiberglass or metal.
2. If painted, the flagpole shall be white or earth tone.
3. If the flagpole is to be lighted, the application shall include lighting and wiring information.

H.24. FOUNTAINS AND FISH PONDS

A. REQUIREMENT

1. All objects in the front or side yard require an application and approval.
2. Exterior decorative objects such as fountains, statuaries and ponds, that are in place longer than 30 days prior and 30 days after a holiday.

B. STANDARDS

1. Wishing wells or other type of wells are prohibited.
2. Decorative objects, to include statues, shall be made of earth-tone colored materials.
3. Decorative objects (except weather vanes, ponds, garden pools or fountains) shall not exceed 4 feet in any dimension.
4. All fountains, ponds, garden pools or other water-based decorative objects shall have a means to preclude stagnant water accumulation.
5. All power cords, cables and any other operational accessories shall be concealed.

6. All fountains, ponds, garden or other water-based decorative objects shall be sized proportionately to the property.

H.25. FUEL TANKS: EXTERIOR

A. REQUIREMENT

An application is required for any exterior fuel tank added to or relocated on any property.

B. STANDARD

1. Fuel tanks shall be located in the rear or side yards. Any tank visible from the street, parking lot or adjacent homes shall be screened from view.
2. Fuel tanks must have all St. Louis County and Wildwood permits and inspections.

H.26. GARDENS: FLOWER & VEGETABLE (see Ground Cover & Landscaping)

A. REQUIREMENT

1. An application is not required for flower or vegetable gardens in the rear or side yards provided the standards are met. The size of gardens will be of a size that is compatible with size of the lot and occupy less than 25% of the lot excluding the dwelling.

2. An application and approval are required if the proposed garden will exceed the above requirement.

B. STANDARDS

1. Gardens may consist of portable planters containing vegetables or flowers, i.e., whiskey barrel halves, patio pots, etc.
2. Gardens shall not adversely impact or damage abutting property in terms of weed growth, unsightliness, adverse drainage etc.
3. Gardens may use protective screening that is no more than 24 inches in height to enclose the garden area.
4. Gardens shall not infringe on any Conservancy or cluster open space.
5. At the end of the growing season dead plants, support stakes, cages, screens, nets, and protective and wire fencing must be removed. Empty containers left in place after the growing season must have dead plantings removed.

H.27. GROUND COVER AND LANDSCAPING

A. REQUIREMENT

1. An application is not required when less than 25% of the open area of a property lot is being landscaped with natural ground cover, i.e., ivy, myrtle, pachysandra, low growing junipers, stone, shredded hard mulch or a combination of natural and manmade materials. The planting of English Ivy on homeowner property should be done sparingly as this is an invasive plant.
2. An application and approval are required when more than 25% of the open area for a single-family dwelling is to be landscaped with other than blue grass. Zoysia and other styles of "Carpet Grass" or grasses that do not remain green year round are prohibited.

B. STANDARDS

1. Bright-colored materials and white marble, rocks, chips or stones are prohibited.
2. Synthetic or carpet-like materials e.g., Astroturf, indoor-outdoor carpet are prohibited.

H.28. HOUSE NUMBERS

A. REQUIREMENT

1. An application is not required for house numbers that are Arabic numerals, of uniform size between 2" and 6." The numbers need to be a solid color against a contrasting background compatible with the dwelling and must meet the standards.
2. An application and approval are required for numbers that do not conform to the above requirement.

B. STANDARDS

1. All dwellings shall be clearly marked with individual numbers that are visible from the street, edge of the property or the parking lot closest to the front of the dwelling.
2. Numbers shall be metal, polished or anodized brass or plastic, and shall be of a solid color to contrast with the background and be compatible with the color scheme of the dwelling.
3. Lighted numbers may be installed if they employ subdued lighting contained within the numerals. Backlit numbers are prohibited.
4. Numbers must be three-dimensional. Decals, press-on or painted numbers are prohibited.

H.29. KICK PLATES AND DOORKNOCKERS

A. REQUIREMENT

1. An application is not required for brass kick plates that are no higher than 12 inches from the bottom of the door and entry doorknockers made of brass, wrought iron or other metal.
2. An application and approval are required for all other kick plates and doorknockers.
3. If using Brass it is recommended to use a coated or imitation Brass to prevent tarnishing (if a polished look is desired)

H.30. LANDSCAPING - See H.27, Ground Cover & Landscaping

H.31. LIGHTING

A. REQUIREMENT

1. An application is not required to replace exterior and security lighting in the same location and similar in size, color and design provided the standards are met.
2. An application and approval are required for all additional fixtures and changes in exterior and security lighting.

B. STANDARDS

1. Exterior house, ground-mounted or freestanding (pole-mounted) light fixtures shall be either black or white plastic, metal, or brass. Poles for freestanding fixtures shall not exceed 6 feet in height and must be a compatible style for the dwelling.
2. House-mounted security light fixtures shall be metal or plastic and of a color compatible with the existing house color scheme.
3. Exterior and security lighting shall be directed so that light intensity creates no impact outside the applicant's property. Security lighting shall not create a nuisance or hazard by shining in the eyes of a passerby or individuals operating a motor vehicle on adjacent streets or in parking lots. Motion detectors should not activate from persons walking on public sidewalks or motor vehicles driving by the front of the home. Security or motion detector lights should point to the ground and not at adjacent homes and should be adjusted as not to be affected by wind or falsely activate.
4. Ground level (landscaping) lights shall be non-obtrusive in design and not exceed 18 inches in height.

5. String or individual lighting above ground level is considered holiday lighting and will only be installed and illuminated during appropriate holidays. Note: Holiday lighting must be removed from the home within 60 days after the holiday. (Weather permitting)

6. Lighting fixtures shall be uniform (same style, material and color) across the front of the dwelling including the garage.

7. Exterior and security light fixtures shall be uniform other surrounding dwellings.

8. Free standing security lighting is prohibited.

9. Security lighting fixtures shall be residential in nature; commercial-style fixtures shall not be used.

10. Security lighting fixtures shall not be installed in place of decorative lighting (e.g., as stoop/porch/garage lights).

H.32. MAILBOXES

A. REQUIREMENT

1. An application is not required to replace mailboxes that are black-metal rural mailbox style (approx. 19"L x 9"H x 6.5"W), provided the standards are met. All other styles must have approval. Posts will be made of cedar or pressure-treated wood and stained to prevent rotting. Clear sealants may also be used.

2. Brick or stone mailboxes must be of the same material and color of that of the home. Planter boxes on either side of the mailbox must be proportional to the main unit. If concrete number blocks are used they must be vertical on the front of the main unit. If a planter box(s) is installed the plants must remain trimmed and free of weeds and stay with the general theme of the house landscaping.

3. Other styles or colors must be submitted for approval

B. STANDARDS

1. Replacement mailboxes shall be placed in the same location.

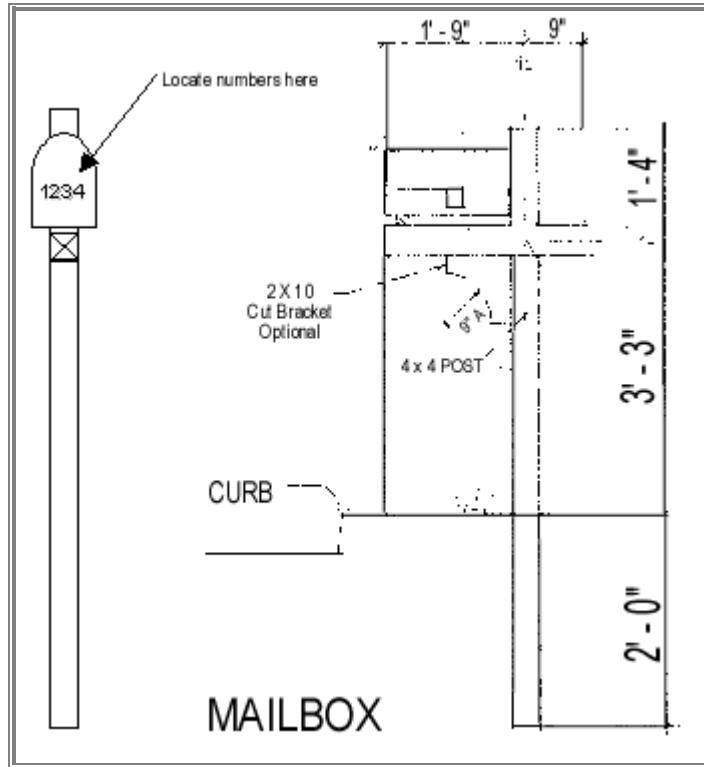
2. The box front shall be placed even with the back of the curb.

3. The mailbox shall not obstruct sidewalks or sight lines in accordance with postal regulations.

4. Numbers shall be white and between 1 and 1-1/2 inches high and without background. Acceptable fonts include Helvetica, Arial and Universal. Numbers are to be placed horizontally on the front or side of the mailbox or the wood support stand.

5. Decorated mailboxes or permanent covers for mailboxes are prohibited.

MAILBOX EXAMPLE



H.33. MAJOR ALTERATIONS

A. REQUIREMENT

1. An application and approval are required for all major modifications.
2. Major modifications include, but are not limited to, construction of decks, driveways, garages, porches, rooms, fireplaces, or other additions or modifications, which substantially alter the existing structure, either by subtraction and/or addition. Any exterior change, which substantially alters the original configuration of the residence, is considered a major modification.
3. Applications shall include:
 - a. Detailed drawings and plans shall include front, both sides, plan and three-quarter elevations, including all exterior dimensions. If depicting an addition to the main dwelling, all elevations shall show the addition in relationship to the existing dwelling.
 - b. Site plan showing the relation of the proposed alteration to the applicant's dwelling and property lines.
 - c. Color and description of materials of existing and proposed roofing.
 - d. Identification of the style and pitch of the roof.

- e. Identification of the color of the existing dwelling and proposed addition. This shall be a manufacturer's color name or color number.
- f. Location and color of existing and proposed gutters and downspouts.
- g. Location, style and color of existing windows, shutters and doors.
- h. Color of existing and proposed trim.
- i. Color, style and location of existing and proposed lighting.
- j. Details on screening.
- k. Landscaping details.
- l. Application should include drainage details, if applicable.

B. STANDARDS

1. Design, color, style, material and texture of materials of an addition to, or extension of, existing construction shall be exactly the same as the original construction.
2. The design shall be compatible with the applicant's dwelling, lot size and surrounding properties.
3. Pitched roofs on major modifications shall match as closely as possible the slope of the roof on the applicant's dwelling.
4. The design shall anticipate and incorporate plans to minimize changes in grade that will adversely affect drainage. The design shall not adversely affect adjoining properties due to changes in grade.
5. Windows, doors and other major modifications shall be located to balance the existing structure in scale, size, color and design.
6. Additions to the front story shall be placed on a base that is compatible to that of the original structure. Additions shall not rest on piers, piles or columns unless the original structure does.
7. The construction site shall be kept neat and orderly throughout the construction period and be completed in a reasonable amount of time. No single project can exceed 1 year from start to finish.
8. Excess materials shall be removed immediately after the completion of the project.
9. If sod is disturbed new sod must be installed if the area is larger than 50 square feet. (seed may be used on smaller areas.)

H.34. PAINTING

A. REQUIREMENT

1. An application is not required for repainting or re-staining to match existing colors.

2. An application and approval are required for any change to existing exterior colors.

3. Application shall include a description of all existing exterior colors of the dwelling and a description of paint or stain properties.

B. STANDARDS

Color changes must maintain compatibility within the overall color scheme of the dwelling and be consistent with the other homes of the neighborhood.

H.35. PATIOS

A. REQUIREMENT

1. An application is not required to replace a patio in the same location and of similar size; materials, color and design, provided the standards are met.

2. An application and approval are required for any new patio.

B. STANDARDS

1. Patios shall be located only in rear yards.

2. The materials shall be a natural-colored or earth-tone concrete, brick, wood, slate, or earth-tone stone or gravel.

H.36. PORCHS – See H.33, Major Alterations

H.37. PORCH SWINGS AND BENCHES

A. REQUIREMENT

1. An application is not required to replace a porch swing or bench in the same location and of similar size, color and design, and the new swings or benches are of wood or wood with a metal frame, that are left to weather naturally or painted to match the trim or siding, and meet the standards.

2. An application and approval are required for swings or benches that are not in accord with the above.

B. STANDARDS

Porch swings or benches shall be located on porches, on or under decks.

H.38. RECREATION AND PLAY EQUIPMENT

A. REQUIREMENT

1. An application is not required to replace previously approved recreation and play equipment/structures in the same location and of similar size; color and design provided the standards are met.
2. An application and approval are required for all permanently installed recreation and play equipment/structures and basketball goals.

B. STANDARDS

1. Recreation and play equipment shall be placed in rear yards. Location in front yards is prohibited, except for basketball goals.
2. Metal play equipment shall be maintained in a rust-free condition.
3. Play equipment designed of wood must be maintained to prevent weathering with stain or sealer. (See website for a list of recommended materials or contractors)
4. Basketball goals shall comply with the following:
 - a. Freestanding goals may be placed in the front yard, when adjacent to the property driveway.
 - d. All goals are subject to setback requirements of Wildwood.
 - e. Privately owned basketball goals are prohibited from being located on Conservancy open space or on streets.
5. Playhouses may be placed in the back yard or in trees in the back yard. Playhouses placed in trees (tree houses) shall have adequate safety features to prevent injury to occupants. ARB approval of tree houses is solely based on architectural considerations. Safety of the tree house is the sole responsibility of the property owner.
6. Playhouse size shall be proportionate to the size of the dwelling on the property and the size of the back yard.
7. Tree house size shall be proportionate to the size of the dwelling on the property and the size of the tree. (Tree house must not violate any Wildwood regulations regarding trees.)

H.39. ROCK GARDENS, WALLS AND RETAINING WALLS

A. REQUIREMENT

1. An application is not required for any rock garden or wall that does not exceed 12 inches in height and less than 10' in length, provided that it meets the standards.
2. An application and approval are required for all other rock gardens or walls.

B. STANDARDS

1. Rock gardens shall be natural rock or stone and walls shall be natural rock, stone or brick.
2. The rock garden or wall shall not adversely change the grade or affect drainage.
3. Wood or railroad tie walls are prohibited.

H.40. ROOFING

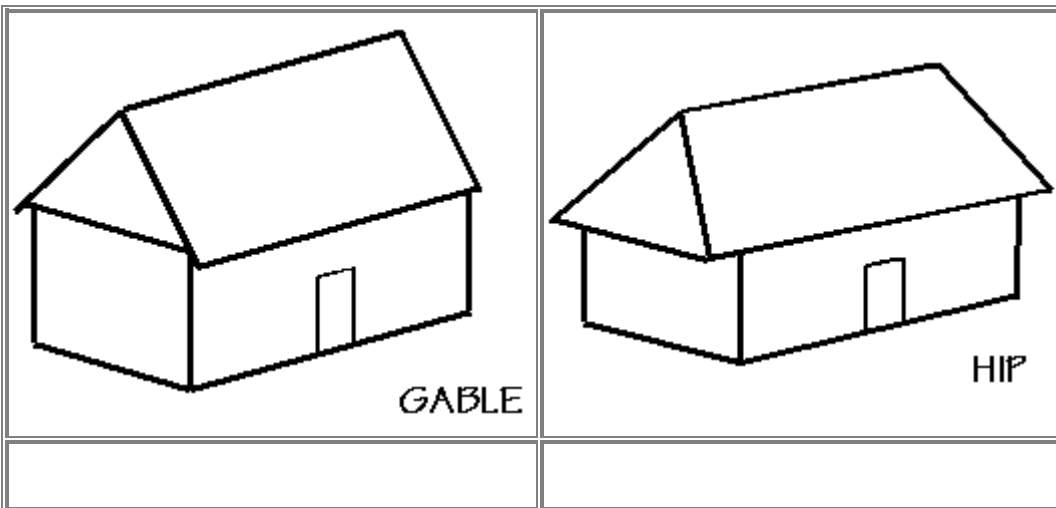
A. REQUIREMENT

1. An application is not required to replace the entire roof of a dwelling with a similar color and design or for a repair that exactly matches the existing color and design provided the standards are met.
2. An application and approval are required for all roof replacements when the color or design of the materials is being changed or is a partial replacement on an attached dwelling.

B. STANDARDS

1. May replace roofing with standard shingles or architectural (three-dimensional; sometimes known as pseudo-shakes) shingles.
 - a. When exact replacement of existing roofing to include color, profile, style, dimension and material is not available, consideration will be given on a case-by-case basis, to requests, which are as near a match to the original as possible.

ROOF EXAMPLES



H.41. Satellite Dishes – See H.2, Antennas & Satellite Dishes

H.42. SCREENING

A. REQUIREMENT

1. An application is not required for any replacement of screening in the same location and of similar size, color and design; or screening around heat pumps or air conditioner compressors that is vegetation or natural color lattice no higher than the unit and is framed with 2" x 2" support posts.
2. An application and approval are required for all other screening.

B. STANDARDS

1. Screening may be natural evergreen vegetation.
2. Screening may be diagonally crossed lattice and the edges must be framed.
3. Screening placed along or near lot lines constitutes fencing and requires a fence application.

H.43. SECURITY DEVICES AND ALARMS

A. REQUIREMENT

1. An approved application is not required for any security device or alarm when the exterior alarm control box/keypad (no larger than 6" x 4" x 1") and noise generation device are located on the rear of the dwelling; and the system has an automatic deactivation after 15 minutes (or less if zoning codes so specify).
2. An application and approval are required for all other exterior mounted or exterior sounding devices.

B. STANDARDS

Alarm warning signs may be placed only in front or rear yards, and shall not exceed 50 square inches in size and shall be located within three feet of the dwelling walls.

H.44. SHEDS

A. REQUIREMENT

An application and approval are required for all new or replacement sheds. Any necessary tree removal shall be described in the application according to the requirements of standards for tree removal.

B. STANDARDS

1. Sheds shall not be used for storage of automobiles.
2. Sheds shall be designed to appear as part of the house or deck. Sheds may also be pre-fabricated and an earth tone color.
3. Roll roofing material is prohibited except for sheds located under a deck. Corrugated fiberglass or plastic panels shall not be used as roofing unless integrated into a deck structure and not visible.
4. Attached to or Proximate to the Dwelling (within 3 feet).
 - a. The design and size shall be compatible with the dwelling and lot.
 - b. If the proposed shed has shingled roofing, it shall match the dwelling roofing in color and style.
5. Free-Standing
 - a. Free standing sheds are not permitted unless it is located under an existing deck.
6. Integral With Deck
 - a. Design and finish materials shall be compatible with the deck.
 - b. Shed color (structure, trim and roof) shall match as closely as possible with that of the dwelling. Pre-fabricated sheds shall be an earth tone color compatible with the dwelling color.
 - c. If the shed is roofed, the roof shall match the dwelling roof in texture and color. Roll roofing may be used if the roof is covered by the deck and not normally visible.

H.45. SHUTTERS

A. REQUIREMENT

1. An approved application is not required to replace of shutters in the same location, similar size color and design provided that they meet the standards. Louvered or 50/50 raised panel shutters are considered of similar design; however, all shutters on a dwelling will be identical in style, design and color.
2. An application and approval are required for all changes to the style, size, or color or to permanently remove existing shutters or install shutters on a dwelling that has no shutters.

B. STANDARDS

1. Shutters shall be plastic, wood or composite material.

2. All plastic or composite material shutters shall be painted.
3. Wood shutters shall be painted or stained and NOT be allowed to weather naturally.
4. Phased installation of shutters is prohibited.
5. Shutters shall not be placed adjacent to garage doors unless done so originally.

H.46. SIDING, FASCIA, TRIM AND GUTTER

A. REQUIREMENT

1. An application is not required to replace siding, fascia, trim or gutters when the replacement is of similar color and design, and provided the standards are met.
2. An application and approval are required if there is to be a change in the color of the fascia, trim, gutters, or the siding style, design or size.
3. Applications shall include samples of colors, identified by manufacturer name or color code for all exterior elements (foundation, siding, trim, gutters, fascia, downspouts, and windows).

B. STANDARDS

1. Fascia, trim and gutter materials may be vinyl, aluminum, wood or composite materials. Fascia and trim may be capped with vinyl or aluminum. Color is to be compatible with the color of the dwelling.
2. Siding replacement equivalents: aluminum, wood or composite materials are appropriate.
3. Repair or partial replacement of siding shall exactly match the existing in terms of color, profile, style, dimension and material, with no visual differentiation between new and existing siding. If the siding appears not to be an exact match after repair or partial replacement, the owner has the responsibility of correcting the mismatch.

4. Siding shall be replaced all at one time.

5. Houses

- a. Existing clapboard may be replaced with clapboard having an individual board width between 3-3/4 inches and 5 inches.
- b. Existing clapboard may be replaced with dutchlap having an individual board width between 3-3/4 inches and 5 inches and a lap width no greater than 1-1/4 inch.
- c. Existing bead board may be replaced with either 6 to 6-1/2 or 8 inch bead board, with a bead width of no more than 1 inch.

d. Existing dutchlap may be replaced with either clapboard having an individual board width between 3-3/4 inches and 5 inches or dutchlap having an individual board width between 3-3/4 inches and 5 inches and a lap width no greater than 1-1/4 inch.

e. All other changes shall be considered on an exception basis.

H.47. SIGNS

A. REQUIREMENT

1. An application and approval are required for all permanent signs.
2. No application is required for a temporary sign that complies with the standards.

B. STANDARDS

1. *A permanent sign is a sign having a function with no fixed end time.* The only permanent residential signs that may be approved are security, no trespassing and pet control signs.
2. Permanent non-residential signs include, but are not limited to, parking control.
3. A temporary sign is a sign having a function with a fixed end time. Temporary signs include, but are not limited to: open house/real estate signs and rentals, yard sales, etc.
4. Commercial advertising (e.g., contractor, vendor signs) is prohibited.
5. The sign shall not exceed two (2) square feet (permanent) nor eight (8) square feet (temporary) in area or exceed six (6) feet in height above grade.
6. The sign shall be made from materials suitable for the purpose intended, and use colors that are compatible with natural surroundings.
7. The signs shall be self-supporting and never be attached to structures, lamp posts, trees, mailbox posts, fences, state traffic or utility poles
8. Any temporary sign, other than real estate, shall be removed upon termination of the purpose (e.g., after the yard sale, etc.) and shall be limited to fourteen (14) days.
9. Real estate signs shall meet St. Louis County regulations regarding size, content and removal.
10. Real estate signs shall be removed when the property is sold.

H.48. SKYLIGHTS

A. REQUIREMENT

1. An application is not required to replace skylights in the same location, a similar size, color and design provided the standards are met.
2. An application and approval are required to install new skylights and any changes to approved skylights.

B. STANDARDS

1. If the skylight has exposed flashing or trim, they shall match the roof around it.
2. Skylight panes may be clear, opaque, tinted bronze or tinted smoke gray.
3. Corrugated fiberglass panels are prohibited.
4. New skylights may only be placed on the side or rear roofs.

H.49. SPAS AND HOT TUBS

A. REQUIREMENT

1. An application is required to replace spas and hot tubs in the same location and similar size, color and design provided the standards are met.
2. An application and approval are required for all new spas or hot tubs except a spa that is integral to a swimming pool. The spa shall be included in the swimming pool application.

B. STANDARDS

1. The spa or hot tub shall be located only in the rear yard or on the back deck.
2. The size of the spa or hot tub shall be proportional to the size of the dwelling and the back yard or deck.
3. Enclosures or screening for spas and hot tubs shall be described in the application according to the requirements and standards for Major Modifications or standards for screening.
4. If the mechanical unit is not self-contained, a detailed description of the screening is required.
5. Any fencing for spas or hot tubs shall be described in the application according to the requirements and standards for fences.
6. Any tree removal necessary to install a spa or hot tub shall be described in the application according to the requirements and standards for tree removal (see Section H.51).

H.50. SWIMMING POOLS

A. REQUIREMENT

1. An application and approval are required for all permanent swimming pools.
2. No application is required for a temporary pool that complies with the standards.
3. A spa that is integral to a swimming pool shall be included in the swimming pool application.

B. STANDARDS

1. All swimming pools shall be located in the back yard.
2. Permanent swimming pools shall be permanently installed in-ground.
3. Above-ground pools (defined as any pool installed on grade) are prohibited.
4. Temporary pools greater than 12 inches high or 8 feet in diameter are prohibited.
5. All permanent swimming pools shall have security fencing installed in accordance with St. Louis County and any other existing jurisdictional codes.
6. Required fencing shall comply with the requirements and standards for fences.
7. Any lighting shall comply with the requirements and standards for exterior lighting.
8. Any walkways shall comply with the requirements and standards for walkways.
9. Any drainage shall comply with the requirements and standards for drainage.
10. Swimming pool must be complete within 180 days from start of construction. Landscaping, sod, decking, and other disturbed areas within 90 days of pool completion
11. Temporary pools will be emptied and stored after use.
12. Pumps, filters, heaters, and associated equipment must be landscaped to limit view from surrounding homes or from the street.
13. Water supply system, drainage and water disposal shall comply with St. Louis County requirements.

H.51. TREE REMOVAL

A. REQUIREMENT

1. An approved application is not required for the removal of trees that pose an imminent hazard to persons or property. Further

defined, hazard trees are those that are uprooted and leaning or have large limbs or branches that are splintered or otherwise damaged resulting in debris that may fall without warning. (Homeowners removing hazard trees without approval shall have written documentation and/or photographs of the hazard before removal.)

2. An application and approval are required for the removal of any standing live tree that measures four (4) or more inches in diameter at a height of seventy-two (72) inches above grade and is more than ten (10) feet from the main dwelling, including any garage or deck. (Any and all tree removal is subject to Wildwood regulations)

B. STANDARDS

1. Trees shall be considered for removal only if:

- a. The tree trunk is too close to the house or too large for the location it occupies.
- b. The tree is diseased, dying, or dead.
- c. The tree's continued presence would cause physical intrusion or damage, by the branches or root system, to a structure or paved area.

2. Trees approved for removal shall be cut at or ground down to grade level (on grade) or the stump should be ground.

H.52. TRELLISES

A. REQUIREMENT

1. An application is not required to replace a trellis in the same location and of similar size; color and design provided the standards are met.
2. An application and approval are required for any new trellis and will include a drawing showing the proposed location and color.

B. STANDARDS

1. The trellis shall be wood, a composite wood simulation; plastic that resembles wood or wrought iron.
2. The trellis shall be installed next to the dwelling (less than six feet high).
3. The trellis, unless wrought iron, shall be painted to match the dwelling behind it. A wooden trellis attached to a deck or fence shall match, and compatible with the dwelling.

H.53. WALKWAYS AND PATHWAYS

A. REQUIREMENT

1. An application is not required to replace walkways or pathways in the same location and of similar size, materials and design provided the standards are met.
2. An application and approval are required for all new walkways (front of dwelling) and pathways (side and rear of dwelling) or changes to location or alignment of existing walkways and pathways, including on common areas.
3. Applications for walkways adjacent to open space, county walkways or parking lots will be identified on the application, noting the confines of the owner's lot vs. the neighboring properties.

B. STANDARDS

1. Walkway materials shall be brick, slate, stone, or concrete, and in a natural color.
2. Color of brick, if selected, shall be compatible with existing walkways, pathways, or dwelling, if applicable.
3. Installation shall not adversely affect drainage.
4. Pathway materials shall be constructed of slate, stepping stones, natural concrete paving stones, concrete, wood bark, mulch, river or pea gravel, pressure treated timbers, or brick matching brick color on dwelling. Open space pathways may be of different materials and dimensions than listed herein.
5. Pathways shall be no wider than three feet.
6. Installation shall be confined to the owner's lot and not extending on to Oak Ridge Trails Open Space, etc.
7. Open space pathways may be of different materials than listed herein.

H.54. WINDOWS

A. REQUIREMENT

1. An application is not required for window replacement in the same location and of similar size; color and design provided the standards are met.
2. An application and approval are required to replace windows that are a different color, design or location.

B. STANDARDS

1. Window replacement shall be for all windows of the dwelling, and accomplished as one modification.

2. Replacing a single damaged window shall match the existing windows.

H.55. WINDOWS: SECURITY

A. REQUIREMENT

1. An application is not required to replace security windows in the same location and of similar size, color and design provided that they meet the standards.
2. An application and approval are required for all new security windows.

B. STANDARDS

1. The owner shall identify a specific need that cannot be satisfied by other security measures, such as security glass/plastic or interior alarming.
2. Design shall consist of primarily straight vertical and horizontal members with minimal ornamentation or scroll work, match the existing windows in color and comply with any cluster supplemental standards.

H.56. WINDOWS: STORM

A. REQUIREMENT

1. An application is not required for storm-window replacement in the same location and of similar size, color and design.
2. An application and approval are required for all new storm windows.

B. STANDARDS

1. Window replacement shall be for all windows of the dwelling, and be accomplished as one modification.
2. Replacing a single damaged window shall match the existing windows.

H.57. PROHIBITED ITEMS

Prohibited items include, but are not limited to the following:

- a. Above-ground temporary swimming pools more than 12 inches high or 8 feet in diameter.
- b. Carports.

- c. Corrugated fiberglass panels (except as stated in Decks, Section H.11).
- d. Solar collectors visible from street or nearest parking lot.
- e. Residential windmills, functional or decorative.
- f. Wells, functional or decorative that has a structure above grade level.
- g. Permanent tarpaulins used for any other purpose than as a covering as stated in the Standards.
- h. Construction grade gray rocks.
- I. White rocks and stones.
- j. Stockade fencing.
- k. Scalloped edging.
- I. White concrete edging