

# **HYDE PARK AT TULSA HILLS**

## **DESIGN GUIDELINES**

June 1, 2013  
Design Guidelines  
Hyde Park at Tulsa Hills

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# HYDE PARK AT TULSA HILLS

## DESIGN GUIDELINES

The following Design Guidelines have been prepared and approved by the Architecture Committee of the Hyde Part at Tulsa Hills Homeowners Association, Inc.:

### **I. BUILDING DESIGN AND MATERIALS:**

Site Plans, Building plans with elevations and floor plan and Specifications with exterior colors must be submitted to the Architecture Committee of the Hyde Part at Tulsa Hills Homeowners Association, Inc. for review and approval prior to the commencement of any construction activities.

**A. ARCHITECTURE:** Homes will be single, one and one-half and two story design. Homes will remain in the traditional vein of exterior appearance to preserve the homogeneous feel of Hyde Park at Tulsa Hills.

#### **B. SQUARE FOOTAGE:**

##### **1. Bungalows/Garden Homes:**

Within Lots 1 through 24, Block 2, and Lots 1 through 10, Block 4, there shall be single story dwellings only and such single story dwellings shall have a minimum of 1,400 square feet of living area.

##### **2. Cottages/Patio Homes:**

Within Lots 1 through 24, Block 1; Lots 1 through 16, Block 5; Lots 1 through 10, Block 6; and Lots 1 through 34, Block 7, single story dwellings shall have a minimum of 1,700 square feet of living area. One and one-half (1½) or two (2) story dwellings shall have a minimum of 1,950 square feet of living area, with the first floor having a minimum of 1,400 square feet of living area.

##### **3. Villas/Patio Homes:**

Within Lots 1 through 29, Block 3, and Lots 11 through 28, Block 4, single story dwellings shall have a minimum of 2,100 square feet of living area. One and one-half (1½) or two (2) story dwellings shall have a minimum of 2,350 square feet of living area, with the first floor having a minimum of 1,700 square feet of living area.

**C. FOUNDATIONS, CONCRETE SLAB AND STEM WALLS:** Stem Walls shall be covered with brick, natural rock, or stucco. Elevations of Finish Floor Slab must be set to insure positive drainage.

**D. DRIVEWAYS:** Must be of concrete or approved masonry and must provide parking for an additional two automobiles. Driveways shall be concrete, and shall be the same color as the sidewalks and curbs within the Subdivision. The width of the driveway shall not exceed the width of the garage by more than two (2) feet and shall be within the Lot.

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- E. GARAGES:** Provide space for the enclosed parking of at least two (2) standard automobiles.
- F. GARAGE DOORS:**
1. Steel Panel Insulated with wood pattern, or better from Builder selections.
  2. Electric garage door opener with 2 transmitters and keypad.
  3. Glass in Garage Doors are prohibited
- G. ELECTRICAL:** Exterior "flood-lights" of any type must receive approval. All utility service will be underground.
- H. HEATING AND COOLING EQUIPMENT:** May be located within the required five foot building line setback provided they are located on the joint side with neighbor's compressor. Equipment visible from the street, trails or common area will be screened from view by 4' wooden cap and trim fence or approved substitute. No window or "through-wall" heating or air-conditioning units will be allowed.
- I. MAILBOXES AND YARD LIGHTING:** **Mailboxes are mandatory** and must conform to the accepted standard for Hyde Park at Tulsa Hills. These are provided at cost by the Developer for purchase and installation by Builder/Homeowner. Mailboxes are black single configuration. The mailbox shall be positioned so that the front face is approximately 3 feet from the edge of the driveway that borders the smallest continuous lot area and 3 inches inside the base of the curb. The top of the mailbox shall be 42 inches above street level.
- J. MASONRY REQUIREMENTS:** Each home must be a 100% approved masonry (brick, stone or stucco) on the entire front elevation and up to the first floor top plate on the balance of the home, however windows and doors will be excluded in this determination of the area. Fireplace chimneys located on an exterior wall must be masonry veneered to the point where they penetrate through the roof. Chimneys above the roof may be masonry veneered. Fireplace chimneys shall have a decorative cap or covering.
- K. EXTERIOR TRIM:** Trim Siding: Fiber-Cement Board reinforced Stucco or Textured Hardie Plank Siding or similar.
- L. PAINTING:** Certain colors including vivid or bright pastels such as pink, turquoise, orange, lavender and purple will not be allowed. All exterior color selections must receive approval by the Architecture Committee. Roof jacks and other penetrations including water heater vents, roof ventilators and furnace vents will be painted to match the shingle color. Apply Exterior Grade Latex Paint to all non-masonry surfaces - one heavy coat to all pre-primed products and Primer to all raw wood surfaces. Color selection is limited to one body color, and one accent color for front door and shutters, if applicable.
- M. PLUMBING:** Plumbing fixture vents, hot water tank and furnace vents shall be located on the side or rear of the roof to reduce visibility from the street.
- N. ROOFING MATERIALS:** Roofing materials will be Architectural grade composition shingle (Limited Lifetime, Architectural Heavy Weight Shingles, Weathered Wood color, or equal). Installation shall be a closed valley system.
- O. ROOF GUTTERS:** Rain gutters and downspouts are required. Downspouts will not terminate into shrub beds and will be tied into tight-lined to underground drainage with termination at the street or other alternate approved termination point.

- P. SIDEWALKS:** Sidewalks along the private streets are required and shall be provided by the Builder/Homeowner.
- Q. TELEVISION CABLE AND SATELLITE DISHES:** Underground television cable is provided to the site. All homes should be pre-wired with RG6 (or better) coaxial cable to prevent “shadowing”. The use of satellite dishes shall require specific approval of the Architecture Review Committee for both location and screening requirements.
- R. WINDOWS:** Windows visible from the street will be Sand Color (Std.), off-white, or white colors. Window units may be vinyl or clad wood windows.
- S. WAIVER:** The Architecture Committee may waive and/or approve alternative or substitute building material or other requirements set out above, as appropriate.

**II. DRAINAGE, IRRIGATION AND LANDSCAPE:**

- A. DRAINAGE** from each Lot must not alter or increase the natural flow of water onto or away from any adjacent Lot. Fine Grading must be completed by competent subcontractor and in accordance with the Finish-grading plan.
- B. IRRIGATION SYSTEM** for each Lot must be provided by the Builder/Homeowner. The Hyde Park at Tulsa Hills Homeowners’ Association, Inc. may limit watering days to coincide with the Landscape Maintenance schedule, however all lawns and shrub beds must receive adequate water for conditions. Developer will provide irrigation in Common Areas.
- C. LANDSCAPE BUDGET** on all homes shall be a minimum of \$2,500 in professionally installed landscaping to include \$1,750.00 in landscape plants located in the front of the home and \$750.00 in landscape plants on the rear of the home.
- D. LANDSCAPE DESIGNS**
  - 1. Views: No screening plants, trees or hedges will be approved which will block views to the greenbelt, lakes or other common areas.
  - 2. Grading: Site shall be fine graded to provide positive drainage away from structure and as nearly uniform elevation as possible around structure with due regard for entrances, drives, and other onsite features.
  - 3. Sod: Hybrid Tiff Bermuda sod shall be installed on balance of yard area. For areas with heavy shade, the use of an approved substitute, may be submitted for approval
  - 4. Guttering: Full guttering with Drain Lines as Required.
  - 5. Irrigation: Full yard Automatic In-ground Irrigation System.
- E. LANDSCAPE BED PREPARATION:** Landscape beds will be lined with steel edging (a minimum of 1/8" x 4"). Due to the **tight clay soils**, landscaped beds should include one (1) part “Back to Earth” soil additive to three (3) parts of “loam”; Elevate beds from a high against the house to the front steel edging for proper drainage. Planting of Azalea’s will require addition of Canadian Sphagnum Peat Moss. Notwithstanding the above preparation, French Drains may be required to drain excessively wet beds.

- F. LANDSCAPE PLANT STOCK:** Use only approved and healthy landscape materials including shrubs, plants, flowers and trees. Plants must be a minimum 3-gallon container size. Plants are the Homeowner or Builders responsibility and must be replaced promptly if plants die. Plant stock should be installed professionally in properly prepared beds.
- G. LANDSCAPE TREES:** Each home shall be required to plant one (1) tree in the front lawn area with a minimum caliper of 2 ½" and one (1) tree in the rear lawn area of 2 ½" caliper. Additional trees may be installed provided that they have been approved and do not interfere with views of the greenbelts, lakes or other common areas.
- H. LANDSCAPE MULCH:** All shrub beds and tree wells must receive a minimum of 3" of "RED CEDAR or CYPRUS" shredded mulch material. The Architecture Committee will not approve the use of Pine Bark, Pecan Hulls, Rock, Stone or other types of mulch. Replacement of mulch in shrub beds will be performed by the Hyde Park at Tulsa Hills Homeowners Association, Inc., at the Homeowner's expense, two (2) times per year. Homeowners may replace mulch at other times, at their expense, as desired.
- I. LANDSCAPE MAINTENANCE:** The Hyde Park at Tulsa Hills Homeowners Association, Inc. will provide during the normal Bermuda grass growing season, once a week mowing and monofilament trimming around walks, driveways, patios and planter edging; twice a month weeding of planter beds. The removal of associated clippings and debris will be done at each service. Other Landscape Services will be the individual Homeowners responsibility.

**III. FENCING, POOLS AND LAWN IMPROVEMENTS:**

- A. HARDSCAPING AND RETAINING WALLS:** Must be of brick, stone, or manmade stone and must be approved. They will not be allowed to interfere with drainage on adjacent lots or with views to the greenbelt, lakes or other common areas. The Homeowner of the Lot will maintain Hardscaping and Retaining Walls.
- B. PATIO SCREENING FENCES** may be installed around patios or porches upon approval. For the purpose of Patio Screening Fences, "Patios and Porches" will be defined as any sitting area attached to the rear of the home. Fences may not exceed four (4) feet in height and may be constructed of Black Iron or other materials approved by the Architecture Committee.
- C. REAR YARD AND POOL FENCING:** Installation of gates in the perimeter black iron fence must receive approval of the Architecture Committee.. Fencing of swimming pools must be a minimum four and one-half foot (54") nominal black iron rail fencing and must be around pool deck only. All fencing must receive approval prior to installation.
- D. PRIVATE GARDENS AND SEASONAL COLOR:** The Architecture Committee must approve the placement of separate flower, herb, rose bush or other types of gardens. The Architecture Committee will not approve separate gardens during the construction process. The irrigation and maintenance of gardens, if approved, as well the installation and removal of Seasonal Color will be the sole responsibility of the Homeowner.
- E. SOD:** Each Lot and adjacent common area shall be completely sodded with Hybrid Tiff Bermuda grass prior to occupancy. The Homeowner or Builder is required to re-sod any previously sodded area on adjacent lots damaged during the construction processes of the home. For areas with heavy shade, the use of an approved substitute such as fescue, may be submitted for approval. The Homeowner is responsible for replacing sod that dies within 12 months of installation. Proper irrigation of lawns is required. Lawn maintenance is not performed during the winter months, so over-seeding of lawns is not recommended.

- F. SWIMMING POOLS AND HOT TUBS:** The location of the swimming pool or hot tub must be submitted with a site plan for approval. No pool or tub will be allowed to discharge back-flush water on or over the Common Areas. Separate city permits will be required of the Homeowner. Swimming pools require fencing, per city codes. Landscape maintenance inside fenced areas will be the responsibility of the Homeowner.
- G. OTHER LAWN AREA IMPROVEMENTS:** Any type of improvement upon the grounds of the Lot, such as recreation equipment, sculptures or art work, gazebos, patio trellis or covers, rock-gardens, fish ponds or bird baths will be required to have prior approval by The Architecture Committee. The use of artificial or manmade plant material is prohibited. Ornamental Landscape Design Elements located within the Public View are prohibited other than one ornamental bench located upon the Lot by the front porch and seasonal and holiday decorations timely and seasonally displayed and removed. The Architecture Committee may permit other types of ornamental landscape design elements upon approval.
- H. PRIVACY GATES, OPERATORS AND FENCING:** The Developer will provide and install the privacy entry and exit gates at one entry. Each homeowner will receive a code to operate the entry system. Remote control operators are available for purchase. If access codes need to be reprogrammed, this will be done at an additional expense to the Homeowner. During the construction process and as determined by the Developer, the gates may be programmed to remain open during the normal Construction Hours and will close at night. Police, Fire Postal and Utilities will have access to the site at all times (As determined from time to time, by the Developer.)
- I. EXISTING FENCING.** If a Builder or Homeowner installs a fence and there are existing fence, then such Builder or Homeowner shall reimburse the Homeowner (or Builder, if such lot is owned by the Builder) of such existing fence, one-half of the cost of such common existing fence.

**IV. BUILDER REQUIREMENTS:**

- A. APPROVED BUILDERS ONLY:** Only Builders approved by the Developer and the Architecture Committee may be selected by a Homeowner to construct a home within Hyde Park at Tulsa Hills.
- B. CONSTRUCTION HOURS:** Building activity will generally be between the hours of 7:00 A.M. to 7:00 P.M., Monday through Saturday, or per city ordinance. Certain times of year and weather conditions require special consideration to this guideline. The City of Tulsa or Hyde Park at Tulsa Hills Homeowners Association, Inc. may enforce codes covering construction-working hours.
- C. EROSION CONTROL:** The Developer will provide erosion-control for the project during construction on Common Areas and unsold Lots, per the Oklahoma Department of Environmental Quality. The Builder/Homeowner will be responsible to follow the required erosion control methods as required by the city, state and federal governments.
- D. RADIOS:** Loud radios will not be allowed or tolerated. Builders are required to tell their subcontractors to turn radios off if the volume of radios interferes with Homeowners..



- E. RESPONSIBILITY:** It will be the **Builder/Homeowner's** responsibility to notify all subcontractors and suppliers of these guidelines. It will be the **Builder, Homeowner or Future Homeowner's** joint responsibility to receive the proper approvals during the construction process. Prior to construction, the Architecture Committee will review plans. Upon the Homeowner taking possession of the house, any work not previously approved must be submitted to the Architectural Committee. **A fine of up to \$10,000.00 is provided for in the Hyde Park at Tulsa Hills CC&R's for failure to receive proper approvals from the Hyde Park at Tulsa Hills Homeowners Association, Inc.**
- F. SIGNS:** The Developer may, at his option, provide a standard building sign for each builder. No other signs will be allowed on the jobsite.
- G. TEMPORARY TOILETS:** The Developer may, at his option, provide temporary toilets for the workers. The City of Tulsa ordinance requiring temporary toilet facilities may require a Builder to add additional facilities. No outdoor relief will be permitted. Anyone caught doing so may be asked to leave the jobsite by the Developer, Builder or Homeowner. The City has and will issue citations to the Builder for violations by his subcontractors.
- H. TEMPORARY TRASH CONTAINERS:** The City of Tulsa requires that every building site have a temporary trash container to be used by the workers. Blowing trash cannot be allowed or tolerated. Builders allowing trash on the site not in a container will be subject to citation by the City of Tulsa and/or the Hyde Park at Tulsa Hills Homeowners Association and may be charged for extra clean-up by Developer.
- V. WAIVER:** The Developer, the Hyde Park at Tulsa Hills Homeowners Association, Inc. or the Architecture Committee may waive and/or approve alternative(s) or substitute building material(s) or other requirements set out above, as appropriate.

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