

FIRETHORN GUIDELINES

Listed below are some of the items considered in evaluating home designs applications:

1. Site clearing, natural areas to be protected, and location of house:
We recognize that home owners will want to take advantage of views, but feel clearing should be kept to a minimum. In the clearing process, **NO TREE MORE THAN 9 INCHES IN DIAMETER (AT GROUND LEVEL) SHOULD BE REMOVED UNLESS IT IS IN THE DWELLING SITE OR IN THE LAYOUT FOR THE SEPTIC AREA.** Trees that are dangerously close (10 feet or less) to the building may be removed on a case by case basis. Trees may be high limbed with prior approval from the FARB.
The following setbacks should be observed: 40 feet from the road right of way, 25 feet from all other property lines.
2. Building height:
Residential building heights should be no more than two and one half stories (not including the basement), and should be sized in keeping with the design style.
3. Roof shape and coverings:
Primary roof shape may not be flat. Primary roofs should be pitched to at least 6 in12 and generally speaking steeper pitches are preferred for the primary roofs while the 4 in 12 is acceptable when reserved for accents or small sections where copper or lead standing seam is used. Materials should be cedar shake (or equivalent), sawn cedar shingles or slate. With the exception of copper, Standing seam metal roofs are not allowed. Asphalt shingles may not be used.
4. Chimneys should be covered with a stone veneer (including cultured stone). The type and color of stone should match the stone being used on other parts of the house. Sheet metal chimney caps are not acceptable. Stone, cast concrete or terra cotta chimney caps are acceptable. However, in no case should the chimney cap be a major design element.
5. Finished surfaces:
Natural finished surfaces, such as bark, board on board, board on batten, cedar shingle, wood clapboard, and stone are all acceptable wall finishes. No composite products are allowed. Raw, painted, or stucco finished concrete block are not allowed. Foundation walls should be veneered in stone. Brick is not allowed.
6. Railings:
Railing details must be shown. Railings can be made from a variety of materials but must have top and bottom horizontal members with vertical railings spaced at the prevailing code.
7. Columns:
Columns should be of bark covered logs, bark covered square columns, shingle columns, stripped logs, milled timbers (which would then be stained or painted), columns built of milled lumber, or stone. Metal or cast classical columns would be approved only if they fit into the suggested mountain styles.
8. Colors:
Colors to be used on exterior components of the house are to be shown and approved and approved by the FARB.

9. Flashing:
Raw aluminum is not to be used. Specify material and color. Copper is the preferred flashing material.
10. Retaining Walls:
Retaining walls should be constructed of stone, either as a veneer or as dry stacked field stone. Stacked boulders are appropriate for larger scaled walls.
11. Walls and fences:
Walls and fences should be designed to be compatible with the design of the home and should be shown on the plans application, and in keeping with the natural setting.
12. Exterior landscape features
All exterior landscape features should be shown on the site plan. Location, materials, of all walls, fences, sculpture, and lighting should be shown. Sculpture must be approved prior to installation and must meet all setback requirements.
13. Exterior Sound (speakers). Exterior speakers are not allowed as they can become a nuisance for neighbors.
14. Water for Landscape
Water for irrigation, waterfalls, ponds, and for use in swimming pools require that the property owner drill a well. Potable water furnished to each lot by the developers cannot be used. Private wells cannot be cross connected to the Firethorn system of wells. No well can be drilled closer than 100 feet to an existing shared well without the written permission of Firethorn. No more than one lot can be served by a private well. Cost of installation, maintenance, and repair will be at the expense of the owner. Location of the well must be approved prior to installation. Minimum setback requirements must be met concerning distances from buildings, streams, and septic tanks and drain fields.
15. Windows and doors should have true divided lights and not pop in muntin bars, if lights are a part of the design. Front doors should be wood. Garage doors should be single (doubles are not allowed), Shutters should be operable, sized to the window shape and opening size (no composite materials).
16. All driveways should be paved, using either asphalt or concrete. Stamped concrete is not acceptable.