

The Sanctuary



DESIGN REVIEW GUIDELINES

Welcome to your Sanctuary,

Thank you for choosing to make your home with us and for being an essential part of our community.

True to its name, The Sanctuary is intended to be exactly that—a peaceful retreat. We envision a haven where winding walking paths, tranquil gardens, and meticulously maintained landscaping come together to create a restorative environment for our residents.

To preserve this shared vision, we have established the following design guidelines. These standards are in place to ensure that the aesthetic and architectural integrity of our community remains a top priority. Ultimately, by maintaining these high standards together, we are protecting the beauty of our neighborhood and giving you complete security and peace of mind in your investment.

Thank you again for joining our community. We look forward to keeping The Sanctuary a beautiful place to call home for years to come.

Troy Turner & Kyle Champion
Developers



STATEMENT OF VISION AND INTENT

The architectural vision for The Sanctuary is rooted in the principles of classic, traditional, and timeless design. The objective is to cultivate a neighborhood that feels both enduring and deeply connected to its natural surroundings, reflecting the quiet elegance of the Bluegrass landscape. Homes and streetscapes within this community must project a sense of permanence, utilizing forms, materials, and landscaping that transcend fleeting architectural trends.

The Intent of these Guidelines is to ensure that every home and exterior feature contributes to this collective atmosphere. By establishing a cohesive architectural language and thoughtful site planning, we protect the "Sanctuary" experience for every resident.

These standards are rooted in:

- Architectural Harmony: To ensure that every residence, while unique, feels like a natural extension of the landscape. This includes the use of high-quality materials and a color palette that complements our surroundings.
- Long-Term Stewardship: We believe that consistent design excellence is the most effective way to protect property values. These guidelines ensure that the beauty of The Sanctuary today remains just as vibrant and serene for decades to come.

We aren't just building houses; we are protecting the sanctuary we all call home.

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MINIMUM SQUARE FOOTAGE

01

- **One-story the ground floor minimum:**

- The total finished and habitable square footage floor area of a one-story residence shall be a minimum of 3,300 sf, exclusive of garage and basement.

- **One-and-one-half-story:**

- The total finished and habitable square footage floor area of a one-and-one-half-story residence shall be a minimum of 3,800 sf, exclusive of garage and basement.

- **Two-story minimum:**

- The total finished and habitable square footage floor area of a two-story residence shall be a minimum of 4,300 sf, exclusive of garage and basement.

SETBACKS

- It is important to note that setbacks apply to more than just the walls of your home. To maintain the aesthetic and structural integrity of the community, the following features must stay within the designated buildable area:

- **The Main Residence:** Your home's foundation and any attached garages.
- **Outdoor Living:** All swimming pools, spas, and permanent sun decks.
- **Structures:** Pool houses, pergolas, gazebos, and detached structures.
- **Hardscaping:** Permanent patios, outdoor kitchens, and retaining walls.

- **Estate Lot Front Yard Setback**

- All lots will have a 30 foot front yard setback

- **Estate Lot Rear Yard Setback**

- Lot 1 will have a 25 foot rear setback
- Lot 2 will have a 40 foot rear setback
- Lots 3-13 will have a 100 foot setback (including pool or any additional structures)
- Lot 14 will have a 50 foot rear setback

- **Estate Lot Side Yard Setback**

- 12 feet
- Lot 14 will have a 100 foot left side yard setback & 12 foot right side yard setback

PORCHES & ENTRANCES

02

1. DESIGN CONSISTENCY: ALL ENTRY FEATURES MUST COMPLEMENT THE ARCHITECTURAL STYLE; WRAP-AROUND PORCHES ARE ENCOURAGED WHERE STYLISTICALLY FIT.
2. MINIMUM DEPTHS:
 - A. PORCHES: 8 FEET.
 - B. STOOPS: 4 FEET.
3. ENTRANCE DOORS: MINIMUM 8-FOOT HEIGHT REQUIRED IF NO TRANSOM IS UTILIZED.
4. STEP MATERIALS: APPROVED MATERIALS INCLUDE WOOD, BRICK, CONCRETE, OR AUTHENTIC-LOOK COMPOSITES.
5. LIGHTING: SOFT-TONE FIXTURES OR GAS LANTERNS ARE ENCOURAGED AT THE PRIMARY ENTRANCE.

COLORS

03

1. All exterior wall surface materials and colors must be approved by the ACC.
2. Building wall should be one color per material used.
3. Stone grout color should match stone material as closely as possible.
4. Colored or tinted glass is only permitted for specialty windows and subject to.
5. Roof ridges shall be clad in same material and color as the roofing.
6. Colors should harmonize with the existing tones in the Community, including all structures, improvements, and landscaping.
7. Natural and solid body stains are recommended.
8. Earth-tone shall mean warm, muted colors ranging in the color spectrum from neutral (including white) to deep brown/black. The following colors will not be considered earth-tone regardless of tint shade or hue. Yellow, green, orange, red, blue, pink and purple. With the exception of front door paint which must be approved by ACC.

EXTERIOR WALLS

04

- 1.Exterior Materials – Brick, natural stone, and high-quality masonry are strongly encouraged. Material combinations must be harmonious/authentic.
- 2.Exterior wall surface materials and colors must be approved by the ACC.
- 3.Stone elements such as stone wainscot or skirt must be capped with either cut stone or modular rough stone cap.
- 4.Stone grout color should match stone as close as possible
- 5.Batten siding with 2.5" wide batten strips at 12" O.C. maximum may be used. V-groove Tongue and groove.
- 6.Acceptable siding materials are: premium wood, Borale, and cementitious. Unacceptable materials include: aluminum, vinyl, cultured stone, EIFS, and composite materials with fake wood.
- 7.No more than two exterior wall materials should be used above the water table, except on a case-by case basis.
- 8.Exterior walls faced in siding must have an appropriate trim no less than 4" wide and 1.25" thick at the building corners.
- 9.If they are visible, they shall be painted to match siding/roof color.
- 10.Exterior walls must have a proper cornice, making sure to include all pieces appropriate to fascia.
- 11.Chimneys must be brick or stone. Concrete and artificial stone are not approvable.
- 12.Low, decorative walls shall be constructed of natural stone as in the surrounding area.

EXTERIOR TRIM

05

- 1.Trim: Refers to non-wall exterior elements, including columns, railings, and fascia.
- 2.Cornice: All exterior walls require a stylistically appropriate cornice. Designers must ensure the inclusion of all relevant components, such as the soffit, fascia, and frieze, to maintain architectural integrity.

ROOFS

- 1.Roof pitch and materials must complement architectural style.
- 2.Architectural shingles or approved premium materials required.
- 3.Dimensional shingles with minimum specification standards of 300 pounds or cedar shake, slate synthetic shake and shall be of a dark earth tones or black.
- 4.No white or other colors permitted.
- 5.No solar energy panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any lot or home. Unless it is an integral and harmonious part of the architectural design of a structure, As determined in the sole discretion of the ACC.

FOUNDATION

06

1. Visible foundations must be appropriately finished and integrated into overall façade design.
2. Foundation Screening – Evergreen plantings should screen visible foundation areas.
3. The Finished Floor Elevation must be a minimum of 2 feet above the exterior grade at the primary entrance.

GARAGES

1. Aesthetics: Garage placement must prioritize a low visual profile from the street.
2. Capacity: Standard garages are capped at four vehicles; larger spaces require ACC authorization.
3. Orientation: The ACC must approve the garage's opening direction (e.g., side-loading) before construction.
4. Door Width: To maintain scale, single-bay doors (max 10' wide) are required for all road-facing entries or façades with three doors. They are encouraged in all other instances.
5. Carriage Houses: Detached carriage houses are permitted and may include finished second-floor spaces for guests or home offices.

DRIVEWAYS

07

1. Materials: All driveways and sidewalks must use estate-quality materials (concrete, brick, or stone). Asphalt is not permitted.
2. Driveway Width: To avoid the appearance of oversized pavement, the driveway entrance may not exceed 12 feet in width for the first 25 feet extending from the property line.
3. Design Intent: The installation of large, expansive driveways is discouraged in favor of more understated designs.

CHIMNEYS

1. If present, chimneys must be masonry construction; chimney boxes are prohibited.
2. Chimney materials must be brick or stone and should match the brick or stone of the house.

GUTTERS & DOWNSPOUTS

1. Profiles: Gutters shall be architecturally appropriate, with half-round styles preferred over standard options.
2. Materials: Construction must be of copper, aluminum, or galvanized steel. Plastic or PVC systems are not permitted.
3. Downspout Placement: Downspouts must be located on inconspicuous corners or designed as an intentional architectural element of the façade to reduce street-side visibility.

POOL – HOT TUBS – TRAMPOLINE – PLAY STRUCTURE STORAGE BUILDINGS

08

- 1.No above ground pools/trampoline on any Lot.
- 2.All pools, trampolines and play structures must be approved by the ACC or HOA for location prior to construction.
- 3.Hot tubs must be screened with plants and not visible from the road. Must be approved by ACC or HOA for location.
- 4.No outbuildings, utility sheds or freestanding structures allowed without permission from the ACC or HOA.

EXTERIOR FIXTURES & ORNAMENTATION

- 1.The quiet elegance of the homes must be mirrored in the exterior ornamentation. The visual focus of the neighborhood should remain on the architecture itself and the natural beauty of the surrounding gardens and walking paths.
- 2.Prohibited Elements: The use of heavy, overly ornate, or thematic fixtures is strictly forbidden. To ensure the neighborhood retains its refined character, properties may not feature Gothic ironwork, medieval-style sconces, gargoyles, heavy sculptural animals (such as stone lions, dolphins, etc.), or imposing, dramatic water features and fountains.

EXTERIOR LIGHTING

09

1. Aesthetic & Color Temperature: To maintain a warm, cohesive evening environment, all exterior lamps must have a color temperature below 4000K (Kelvin). Lighting must be subtle, low-level, and strategically shielded to prevent glare or light spill onto adjacent properties.
2. Entry & Accents: Front entrances require soft-tone illumination; the use of gas lanterns on entry porches is strongly encouraged. However, eave-mounted lighting—specifically eave floodlights on the front façade—is strictly prohibited.
3. Prohibited Fixtures: High-intensity fluorescent bulbs and solar-powered fixtures (in front-facing areas) are not permitted. This restriction includes seasonal or holiday lighting.
4. Specialized Lighting:
 - a. Safety: Must be low-voltage and installed with a low-profile footprint.
 - b. Security: Reserved for emergency use only; these high-output fixtures must be controlled by a dedicated switch or sensor independent of the primary lighting system.
5. Submission: A comprehensive exterior lighting plan must be included with the initial building plan submission.

DOORS

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1. Color Palette: Window frames, grilles, casings, and trim are limited to white, black, or earth tones.
2. Styling: All doors must be architecturally appropriate to the residence.
3. Primary Entry Materials: Front doors must be constructed of wood and glass or metal and glass.
4. Dimensions: A minimum height of 8 feet is mandatory for entrance doors, except in cases where a transom is used.

WINDOWS

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1. Configuration: Double-hung windows with matching grids are required on all front and street-side elevations. Casements are subject to approval based on architectural merit.
2. Dimensions: Window heads must be positioned at a minimum height of 8 feet. Mullions between grouped windows must be at least 4" wide.
3. Appearance: Windows must provide a significant depth and shadow line. Glass must be clear unless an exception is granted by the ACC for specialty windows.
4. Masonry Detail: Brick homes require precast lintels or true flat arches above all windows. Soldier courses are permitted if architecturally correct.
5. Screens: No exterior screens are allowed on front-facing windows. Interior screens are permitted.

DORMERS

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1. Proportions: Dormers must be appropriately sized and stylistically consistent with the main structure.
2. Interior Access: "False" or "blind" dormers are prohibited; all dormers must provide access to an interior finished space or attic.
3. Window-to-Face Ratio: The window unit should occupy the maximum available space on the dormer face, with minimal visible siding or trim around the framing.

EAVES

1. Styling: Overhang depth and eave design must match the architectural style of the residence.
2. Consistency: The profile at eave returns or gable pediment bases must mirror the rake profile.
3. Restricted Designs: The use of "lamb-chop" eaves is not permitted.
4. Lighting: Eave lighting is prohibited. Front-facing eave floodlighting is specifically disallowed.

SHUTTERS

1. Appearance: Must look functional and include shutter dogs.
2. Proportions: Sized to fit the accompanying window perfectly.
3. Aesthetics: Must be stylistically compatible with the architecture.
4. Materials: Wood or fiberglass only.
5. Thickness: Minimum of 1 inch.

HEIGHT

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- 1.Height & Proportion – Structures shall maintain architectural balance appropriate to lot size and style.
- 2.Minimum Main Floor Ceiling Height – Primary living spaces should maintain a minimum of 10 feet. proportions consistent with estate-quality design.

COLUMNS

- 1.Aesthetics: Materials and designs must be consistent with the architectural style.
- 2.Alignment: The upper neck of the column must be centered under the porch beam.
- 3.Proportions: The distance between columns (opening width) must not exceed the height of the opening.
- 4.Masonry Dimensions: Masonry pedestals and columns must be at least 16 inches square.

FENCES

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- 1.Primary Perimeter Fencing: All lot fencing must be a traditional four-board horse fence constructed of wood and finished exclusively in black. No alternative colors or styles are permitted. Detailed fencing plans must be included as part of the initial construction submittal for any lot.
- 2.Pool Safety Fencing: All pool enclosures must comply with local building codes. A 4-foot black aluminum fence is an approved option for the immediate pool area, provided it features a minimum of 3" x 3" corner posts. All pool-related fencing must be integrated with professional landscaping to soften its visual impact.
- 3.Orientation: Fences must be installed with the "finished" or "best" side facing outward toward the street and neighboring properties.
- 4.Termination: Fences may terminate directly into the residence's exterior wall or an approved column.
- 5.Pet Containment: For pet restriction, black-painted wire mesh may be installed discreetly on the interior side of the four-board fencing.
- 7.Prohibited Styles: Chain-link and solid privacy fences are strictly prohibited on all lots.

MAILBOXES

- 1.Mailbox procurement and installation shall be performed by the Developer. All associated costs are incorporated into the total build deposit amount.
- 2.Future mailboxes that are damaged or need of replacement is on the home owner and must comply with the design of the original mailbox set forth.

SIDEWALKS

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- 1.Homeowner Responsibility: The procurement, installation, and associated costs of sidewalks are the sole responsibility of the homeowner.
- 2.Regulatory Alignment: All sidewalks must be constructed in strict accordance with city engineering standards.
- 3.Timing of Installation: Sidewalks must be completed prior to the issuance of a Certificate of Occupancy or as dictated by the construction timeline approved by the ACC.
- 4.Material & Finish: To maintain community consistency, sidewalks shall be constructed of broom-finished concrete (unless otherwise specified) and must align seamlessly with existing neighboring paths.

ANIMALS AND PETS

1. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that (i) dogs, cats, other usual and common household pets, not to exceed a total of two (2) may be kept by each Lot Owner.
- 2.Dogs shall at all times whenever they are outside a Lot be confined on a leash, held by and under the physical control of a Person who has assumed full responsibility for the control of the dog.
- 3.No other animals, which in the sole discretion of the Declarant endanger the health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners of other Lots shall be permitted to roam free and such animals shall be removed upon request of the Declarant.
- 4.If the owner fails to honor such a request, the pet may be removed by the Board.
- 5.No animals shall be kept, bred, or maintained for any commercial purpose.

LANDSCAPING

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1. Substantial Landscaping Required – Professional landscape design is encouraged.
2. Landscaping plan shall include lot planting or other decorative landscape structures in amount or cost which shall not be less than 2.5% of the cost of the residence built calculated from the cost estimate of building permit.
3. Foundations – Visible foundations must be appropriately finished and integrated into overall façade design.
4. Foundation Screening – Evergreen plantings should screen visible foundation areas.
5. Mechanical Equipment – HVAC and utility equipment energy back up equipment must be screened from public view.
6. Sod must be installed in front and side of home were visible from public view. Rear of the house may be seeded and straw.
7. Hardscape – Driveways and walkways must use approved materials consistent with estate character.
8. Mulch must be natural in color to the color of natural trees. No red mulch or any color that would not coordinate with ascetic of the home. Natural rock in nature of color of the home . No straw or gravel or rubber mulch for landscaping beds.

PROHIBITED PLANT LIST

PROHIBITED TREES

- Bradford Pear
- Tree of Heaven
- Fir
- Mimosa
- White Mulberry
- Siberian Elm
- White Poplar
- Eastern Cottonwood Mountain Ash
- Princess Tree

PROHIBITED HERBACEOUS PLANTS

- Common Burdock
- Lamb's Quarters
- Ox-eye Daisy
- Purple Loosestrife
- White Sweet Clover
- Yellow Sweet Clover
- Peppermint
- Chinese Silvergrass

PROHIBITED SHRUBS

- Japanese Barberry
- Autumn Olive
- Winged Euonymus, Burning Bush
- Winter Creeper
- Chinese Lespedeza
- Privet
- Amur Bush Honeysuckle
- Morrow's Honeysuckle
- Tartarian Honeysuckle
- Japanese Knotweed
- Multiflora Rose
- Japanese Spiraea

PROHIBITED VINES

- Japanese Honeysuckle
- Oriental Bittersweet
- Chinese Yam
- English Ivy
- Purple Morning Glory

IRRIGATION

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1. Irrigation plan for an automatic sprinkler system recommended.
2. Irrigation is to utilize domestic potable water in the finished house, including driveway, fines, and irrigation

STREET TREES

1. Installation and Funding: Street trees are a fundamental component of the community's design identity. To ensure a cohesive streetscape, the Developer will provide and install all street trees, with costs covered by a designated portion of the Construction Deposit.
2. Maintenance and Uniformity: To preserve the aesthetic harmony of the development, the HOA reserves the right to prune street trees as needed. No tree may be moved, adjusted, or replanted without prior written consent.
3. Grading: All finished lot grades must transition seamlessly to meet the base grade of planted street trees.
4. Mulching: Trees must be mulched in accordance with professional horticultural standards. To prevent trunk decay, mulch depth must not exceed 2 inches against the tree flare or trunk.

START OF CONSTRUCTION-TIME LIMITS

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1. From the closing of the lot purchased you must start construction within (18) months.
2. After that grace period there will be a 10% annual charge of the purchase price assessed until full construction has started will be prorated on the annual base.
3. Construction time to build is (18) months and there can be penalties assessed from the ACC or HOA.
4. No construction—including staking, clearing, excavation, grading, plant removal, or outbuilding placement—shall occur without prior ACC approval.

CONCEPT DESIGN REVIEW

- The following items must be emailed to: thesanctuaryky@gmail.com
 - Architectural Drawings/Renderings
 - Exterior elevation of all sides
 - Color palettes
 - Exterior building materials
 - Site plans

FINAL DRAWING REVIEW

- The following items must be emailed to: thesanctuaryky@gmail.com
 - Site survey, site plan, foundation, floor and roof plan, exterior elevations, material selections, exterior lighting and landscape plans are all required.
- No construction—including staking, clearing, excavation, grading, plant removal, or outbuilding placement—shall occur without prior ACC approval.

CONSTRUCTION DEPOSIT

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1. A one-time \$5,000 Construction Deposit is required upon the submission of final architectural drawings. This deposit serves as a performance bond to ensure the construction process respects the tranquility and aesthetic of the neighborhood.
2. **Purpose of the Deposit:** The Architectural Control Committee (ACC) may utilize these funds to ensure the site remains a "sanctuary" during development, including:
 - a. **Compliance:** Correcting or completing improvements that deviate from approved plans or guidelines.
 - b. **Site Maintenance:** Professional cleaning of the construction site if the applicant fails to maintain a tidy and safe environment.
 - c. **Enforcement:** Covering legal fees or administrative costs incurred to ensure guideline compliance.
 - d. **Community Essentials:** Provision and installation of the standard neighborhood Mailbox and Street Trees to ensure community-wide uniformity. This fee also includes the Design Review.
 - e. **Note:** This deposit does not limit the applicant's total liability for non-compliance. If costs exceed the deposit amount, the ACC will seek reimbursement for the remaining balance.
3. **Refundable Balance:** Upon the successful completion of construction—provided all guidelines have been met, the site is cleared, and the building process has proceeded smoothly—\$2,500 of the deposit will be returned to the applicant.
4. **Modifications:** To maintain the long-term integrity of our landscape and architecture, any subsequent changes to existing properties require ACC approval.
 - a. **Major Landscaping:** Significant changes to gardens or terrain.
 - b. **Exterior Features:** The addition of exterior features including but not limited to: swimming pools, spas, play structures, ornamentation or permanent fencing.
 - c. **Structural Modifications:** Additions, renovations, or changes to exterior paint colors and materials.
5. **Why We Have These Standards:** The Sanctuary is defined by its attention to detail. The construction deposit is not just an administrative requirement; it is a collective commitment to protecting your investment. It ensures that construction is handled with care and that the "oasis" we've built together remains beautiful for years to come.



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