



Landfall

Exterior Materials & Colors

ARC Submittal Guidelines 2025

Foot note: This is a synopsis of the Landfall architectural review process and is not meant to take the place of, or be used instead of the Architectural Review Guidelines. The latest revision of the ARC's Guidelines will take precedence to any discrepancies herein. ARC Guidelines are available at <https://www.landfall.org/arc/>

Guidelines

General:

The Guidelines are subject to change from time-to-time. All new submissions are considered based on the then current Guidelines. The current Guidelines, in affect at the time of any submittal will apply, and approvals are valid for one year from the date of final approval. If construction is not commenced, as evidenced by both issuance of a building permit and installation of the foundation, within one (1) year, then any such approval shall expire and shall be of no further force and effect.

As the Landfall community ages, exterior material replacement may become necessary. ARC approval is required to replace any exterior material that varies in any manner from the previously approved materials, colors, and design. The current guideline standards will apply to such replacements. Notwithstanding the foregoing, replacement of exterior finishes with the exact same exterior previously approved material, color, and finish, such as home maintenance painting and trim repairs or replacement of dead and dying plantings with the same species of plant, shall not require prior approval.

It is not the intention of the ARC to exclude current or future manufacturers and models. The ARC welcomes the consideration of new materials (with samples and/or brochure as necessary) for a specific submittal.

Guidelines

Approved Siding Materials:

- Wood: Cedar, cypress, mahogany, redwood and pressure treated pine siding. Wood sided homes must be painted or stained.
- Stucco: A sample or specification/ brochure is required for review.
- Natural or simulated stone: A sample or specification/ brochure is required for review. Stacked simulated stone is preferred over simulated stone glued in place.
- Brick: Natural or painted. A sample or specification/ brochure is required for review.
- Cementitious siding: James Hardie Artisan Shiplap, James Hardie Artisan V-Groove, and Nichiha Savannah Smooth lap siding are the only cementitious siding allowed as exterior cladding on an entire structure. Cementitious siding may be used on dormers or other upper level smaller sections which can be spanned with a single plank.

Exterior Colors:

Exterior colors should be in harmony with the style of the home and provide for variety among the nearby homes. The ARC may request a sample board before final approval of a color is granted.

Windows:

- Approved window types include: Casement, double hung, awning and sash set fixed pane windows. All openings must be articulated with the use of flat or arched lintels, projecting sills or surrounds. A divided mullion pattern is required for double hung windows.
- Glass Block: Glass block will not be prominently visible from the street or golf course.
- Skylights, skylight tubes, solar panels/tubes: Skylights and solar panels will not be prominently visible from the street. Skylights must be flat glass. Solar panels must be installed so as to have a low profile and be parallel with the plane of the roof

Guidelines

Grilles/divided lights

- Use: Divided lights must be in keeping with the style of the home. Divided lights when used must be true divided light (TDL) or simulated divided light (SDL) with grilles on the exterior. Grilles between the glass (GBG) are not permitted.
- Consistency: Window/door grille patterns should be used consistently on all four elevations, unless the particular elevation is not visible from the street, neighbors or golf course.
- Design: In divided light windows, panes should not be wider than taller. Prairie or cottage style double-hung are exceptions.

Detailing

- Brick homes: must have brick mould showing a reveal of wood/vinyl material around the window. A brick or masonry sill is required. A soldier course or other architectural element is required above the window. Brick or masonry architectural elements on the sides of windows are optional.
- Siding or Shake homes: must have wood trim above and below or surrounding the windows.
- Stucco homes: must have trim above and below or surrounding the windows.
- Bay Windows: Bay windows are to be carried down to grade or there must be express visual support of a cantilevered condition.

Guidelines

Shutters and Awnings:

- **Window Shutters:** Shutters shall be solid (not hollow form), a minimum of 1 ¼" thick and sized so that they completely cover a window opening or are exactly half the size to cover a window opening. Shutters shall not be affixed flat on the building siding, but shall be attached to shutter hardware that is attached to the building siding. Shutter hardware shall consist of hinges, such as gudgeons and pindles, located on the opening side of the shutters. Holdbacks or similar hardware shall be located on the opposite side of the shutter. Shutters shall be mounted such that they will close properly covering the opening, not located such that jamb trim is exposed unless the shutters are of a width to cover both the opening and the adjacent trim. Shutters may be secured to the building siding so long as they remain attached to the shutter hardware. Shutters will not be permitted on triple windows.
- **Hurricane Shutters:** Many styles of hurricane shutters have been approved. Shutters and plywood sheathing may be installed 48 hours prior to a storm and must be removed within 48 hours after the storm. For extended vacations, during hurricane-season (June 1 to October 31), shutters (not plywood) may be installed for no longer than a four-week period.
- **Awnings:** Awnings must be color coordinated with the house colors. Awnings must generally be retractable. Cloth awnings are not permitted on the front elevation.

Fireplace and Chimney:

- **Chimney:** Flue pipes are required to be encased with a chimney enclosure of masonry or stucco compatible with the wall materials used on the exterior of the house. When located on an exterior wall, the chimney must be supported by a foundation at grade. The chimney may not be clad in wood or simulated wood materials.
- **Direct vent fireplaces:** (vented through the side wall) must be identified on the plan for approval.
- **Chimney top:** Decorative masonry, decorative clay or decorative metal tops are required. Aluminum caps or industrial looking chimney caps or pipes protruding from the brick, stone or stucco are not acceptable.

Guidelines

Approved Roof Materials:

The Guidelines seek to create diversity in roof style, material and color in relationship to the architectural style of the home and nearby homes. Accordingly, the following materials in appropriate colors are generally approved roof surfaces:

- Pressure treated Red Cedar shingles or shakes
- Fiberglass (Asphalt) shingles including Certainteed Grand Manor, Certainteed Presidential Trilaminate, GAF Woodland, IKO Armourshake and Owens Corning Berkshire Collection
- Natural or Simulated Slate
- Through-color clay or cement tiles
- Copper and other metal-sheet roofing

The Landfall community is located in a Coastal Zone which presents natural elements such as excessive winds and moisture/humidity which must be considered when selecting building materials. Specifically with roofing materials, any asphalt-based shingle considered must possess an approximate composite weight of 400 lbs. per square, and contain anti-algae features.

The re-roofing of existing homes is treated in a similar fashion. If re-roofing is necessary, the request is handled as a new installation with diversity, color and aesthetic appearance taken into consideration.

Guidelines

Roof Construction Requirements:

- All roof edge trim is wood or simulated wood boards.
- Soffits and fascia may be wood, stucco or simulated wood trimboards. Aluminum and vinyl wrap are not approved.
- Returns of gable end fascias and friezes will receive small standing seam metal roofs for protection. No shingles of any type shall be used in these areas.
- Fiberglass roofs must use copper in the valley where roof sections meet rather than woven shingle.
- Attic and plumbing vents must be treated to match the roof color and should be located on the side of the roof least exposed to the street or golf course and must not protrude further than necessary to meet building code.
- Class B utility pipes must be inconspicuous and treated to match the roof color.
- The roof color must be consistent so that roofing material from different “batches” or “lots” is not noticeable.

Submittal Details

Exterior Material submittal requirements:

- Provide the Modification to Existing Home Form available at www.landfall.org.
- Submit the paint swatch from the manufacturer color wheel for home painting submission. The Committee may request a physical painted sample.
- For window and door replacements, submit the relevant brochure pages and cutsheets for the chosen windows and doors. Note window color.
- For the roof replacement, provide the relevant brochure pages. The Committee may request a physical sample board.