

# ***Enclave of Terrybrook Farms Building Requirements***

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## **Finished Square Footage:**

Finished floor area excludes finished attics, garages, basements, or similar--Variances must be approved

- Ranch: 3,000 sq. ft.
- Reverse 1.5 Story Minimum: 2,400 sq. ft. first floor; Total not less than 4,000 sq. ft.
- Two story residence: 4,000 sq. ft. total
- One and one-half story: 4,000 sq. ft. total; with at least 2,400 sq. ft. on main floor

## **Approval Process:**

Developer must approve the following:

- Final Plan Approval Checklist
- Building plans; minimum 1 car side entry required.
- Exterior materials
- Exterior color scheme
- General landscaping plan (minimum \$10,000 plus street tree)
  - Minimum 2 trees in front yard, greater than 2" caliper-at least one Hardwood.
- Plot plan with placement and grading (must be prepared by Phelps Engineering)
- As Builts (must be prepared by Phelps Engineering)

## **Building Material Requirements:**

### **Exterior:**

- Natural thin cut stone or greater
- Shutters must be constructed of wood.
- All stucco or 4 sided finished. No 4x8 panel.
- 4 Sided Trim: Trim color a different tone than main body of the residence on all four sides.
- Exterior vertical components such as porches, decks or lanais covered with paint or stain.
- Exposed exterior foundations and walls shall be same color as residence.
- No air conditioning apparatus or unsightly projection may be affixed to front of residence.
- Chimneys on exterior walls may not be cantilevered and must have a foundation beneath.
- 9 foot foundation walls on specs and models.
- Minimum three-car garage.
- Approved fences must be 3-rail Montage Majestic Style with dome tops in flat black color, built vertical and horizontal with a maximum height of 4 feet and stair-stepped.
- Location of fence must follow property lines.
- Vertical decking and handrails must be constructed of Cedar or aluminum; ground supports may be of treated wood. Painted or stained

### **Doors & Windows:**

- Windows and exterior doors should be constructed of glass, wood, aluminum clad, fiberglass, or any other materials approved.
- No windows or exterior doors may be silver or other bright finish.
- 8 foot garage doors with architectural pattern.

### **Roofs:**

- Grand manor or concrete tile.
- All fireplace flues in chimneys shall be capped with a black or color-conforming metal rain cap.
- All roof penetrations to be black.

### **Miscellaneous**

- Uniform address plaques required
- In-ground irrigation system required
- Fully sodded Lot
- Pre-stub radon vent through attic required