

Maple Ridge of Terrybrook Farms

Building Requirements

Finished Square Footage:

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

- Ranch: 2,000 sq. ft.
- Reverse 1.5 Story Minimum: 1,600 sq. ft.; Total not less than 2,700 sq. ft.
- Two story residence: 2,800 sq. ft. total
- One and one-half story: 2,700 sq. ft. total; with at least 1,600 sq. ft. on main floor

Approval Process:

Developer must approve the following:

- Final Plan Approval Checklist
 - Building plans
 - Exterior materials
 - Exterior color scheme
 - General landscaping plan (minimum \$2,500)
 - 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:

- Exterior walls and appurtenances should be L.P. smart siding /trim or greater.
- Shutters must be constructed of wood.
- 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 and attach to rear corners of the house.
- Vertical decking and handrails must be constructed of Cedar; ground supports may be of treated wood.

Doors & Windows:

- Windows and exterior doors should be constructed of glass, wood, aluminum clad, vinyl, 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:

- 30 Year Composition or greater; Approved color to be Weathered Wood.
- 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