



GRAND RESERVE

BUILDING REQUIREMENTS

FINISHED SQUARE FOOTAGE:

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

- Ranch: 3000 sq. ft. minimum
- Reverse 1.5 Story: 4,000 sq. ft. minimum total; with at least 2,400 on main floor
- Two story residence: 4,000 sq. ft. minimum total
- One and one-half story: 4,000 sq. ft. minimum total; with at least 2,400 on main floor

APPROVAL PROCESS:

Developer must approve the following:

- Final Plan Approval Checklist
- Building plans; minimum 2 car side entry required.
- Exterior materials
- Exterior color scheme
- General landscaping plan (minimum \$10,000 plus street trees)
 - * 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 architecture. 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 have 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, build vertical and horizontal with a maximum height of 4 feet and stair stepped.
- Location of fence must follow property lines and attach to rear of the residence.
- 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, vinyl, fiberglass or any other materials approved. Vinyl window color selection must be approved by DRC.
- 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.

Miscellaneous:

- Uniform address plaques required
- In-ground irrigation system
- Fully Sodded Lot
- Pre-stub radon vent through attic required
- No more than 2 feet of foundation exposed at the front landscape bed area

2/19/2019