



FOX RIDGE 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: 1,800 sq. ft.; Total not less than 3,000 sq. ft.
- Two story residence: 3,400 sq. ft. total
- One and one-half story: 3,000 sq. ft. total; with at least 1,800 sq. ft. on main floor

APPROVAL PROCESS:

Developer must approve the following:

- Final Plan Approval Checklist
- Building plans
- Exterior materials and Exterior color scheme
- General landscaping plan (minimum \$5,000)
 - 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.
- Vertical decking and handrails must be constructed of Cedar; ground supports may be of treated wood.
- Stone on elevation to follow grade and down to driveway.
- Stone & Stucco returns on elevation. Can vary by depth.
- Concrete Window Wells (No Metal)

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.

Miscellaneous:

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

LEARN MORE

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