



Minimum Building Requirements

Finished Square Footage Minimum Requirements:

- Finished floor area excludes finished attics, garages, basements, or similar--Variances must be approved
- Ranch: 2,000 sq ft with no less than 2,000 sq ft on main floor
- Reverse 1.5 Story: 2,800 sq ft with no less than 1,600 sq ft on main floor
- 2 story residence: 2,800 sq ft total with no less than 1,400 on main floor
- 1.5 story: 2,800 sq ft total with no less than 1,400 sq ft on main floor

Building Material Requirements:

Exterior:

- Exterior walls and appurtenances will be masonry stucco (no stucco panels) or other approved materials such as smart panel siding, premium lap siding and/or brick, with at least 15%-20% of the front elevation being stone (faux stone not allowed), brick or combination thereof.
- Stone must be a natural stone or thin stone, no cast or faux stone.
- Transition of materials shall always occur on an "inside" corner and never at an "outside" corner, stone or brick may return a minimum of 18" if no "inside" corner is available.
- Shutters must be constructed of wood or smart trim.
- All door, window and house trim will be a color of 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. No CCA rim joists can be exposed on the sides of a deck or porch. Must use finish materials.
- Exposed exterior foundations and walls shall be same color as residence and shall not be more than 12" from grade to siding.
- 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.
- Minimum 9 foot foundation walls on all homes.
- Minimum three-car garage.
- Approved fences must be 3-rail Montage Picture Style in flat black color, built vertical and horizontal with a maximum height of 4 feet and stair-stepped. Finial must be approved by developer.
- Location of fence must follow property lines extending from the rear corners of the home. Plot plan must be submitted showing exact location of fence and gate(s).



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Building Material Requirements Continued:

- Roof pitch shall be at least a 5/12.
- All foundation egress wells shall be made of poured concrete. No metal, plastic or other materials are specifically prohibited.
- Vertical decking and handrails must be constructed of Cedar, aluminum or cable rail; ground supports may be of treated wood, painted or stained.

Doors & Windows:

- Window trim color must conform to exterior colors.
- Vinyl windows require developer approval.
- No windows or exterior doors may be silver or other bright finish.
- All windows on the front elevation must have decorative window grills, some exceptions may be made for aesthetic purposes.
- 8 foot garage doors with architectural trim pattern.

Roofs:

- 30 year or more composition roof or concrete tile. Developer to approve color.
- 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, Developer to supply vendor information.
- In-ground irrigation system required covering entire lot.
- Fully sodded Lot.
- Pre-stub radon vent through attic required.

Approval Process:

Developer must approve the following:

- Final Plan Approval Checklist
- Building plans and plot plans, 2 required for approval.
- Exterior materials.
- Exterior color scheme. (To be submitted to developer at least 30 days prior to install.)
- General landscaping plan minimum \$5,000 (includes yard trees only), street trees are additional expense. Yard trees to be a minimum of 1 hardwood shade trees in front yard 3" or greater caliper, and 2 hardwood shade trees in back yard 3" or greater caliper.
- Plot plan with placement, elevations and grading contour lines.
- Sunken, ground level trampolines must be approved prior to installation.



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