

Century Farms – The Estates

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: 3,000 sq ft with no less than 1,800 sq ft on main floor
- ✓ 2 story residence: 3,000 sq ft total with no less than 1,400 on main floor
- ✓ 1.5 story: 3,000 sq ft total with no less than 1,800 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 Lap, Cedar Shake and Hampton with at least 25%-30% of the front elevation being stone, 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).
- ✓ 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:

- ✓ Windows and exterior doors should be constructed of glass, wood, aluminum clad, fiberglass, or any other materials approved. Any vinyl window must be bronze or black in color and requires 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:

- ✓ 50 year composition roof (Presidential or similar) 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.
- ✓ 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 \$6,000 (includes bushes, flowers, shrubs, mulch and yard trees only, street trees are additional expense). Yard trees to be a minimum of 2 hardwood shade trees in front yard 3" or greater caliper, and 1 hardwood shade trees in back yard 3" or greater caliper.
- ✓ Plot plan with placement and grading.
- ✓ Sunken, ground level trampolines must be approved prior to installation.