

Century Farms – The Ranch

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).
- ✓ 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 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, elevations and grading contour lines.
- ✓ Sunken, ground level trampolines must be approved prior to installation.