



Builder Guidelines

Prior to construction, All plans MUST be submitted and approved by Architectural Control Committee (ACC)

- Plot Plan
- (2) Complete Full Size 1/4" Scale Blueprints, to include front elevation, floor plan design, construction materials to be used, dimensions and property address.
- Landscaping Design and Vendor Invoice prior to installation of landscape plan.
- Exterior Paint Color Scheme
- A \$500 ACC Review Fee will be charged and shall be paid at the time the plans are submitted for review. The Review Fee shall be made payable to "Rodrock and Associates, REALTORS®, LLC.
- Upon submission, plans will be couriered to the ACC for review within 48 hours (Saturdays and Sundays excluded). Every attempt shall be made to review and return plans with any notations within one (1) week of submission.

Square Footage Requirements*:

- 2 Story: 3,200-3,850 sq. ft. above grade minimum
- 1.5 Story: 3,200-3,850 sq. ft. above grade minimum, (2,000 sq. ft. first floor min.)
- Rev. 1.5 Story: 3,100-3,850 sq. ft. finished minimum, (2,100 sq. ft. on main level min., 1,000 sq. ft. min. basement finish)
- Ranch: 2,300 sq. ft. above grade minimum, (64' minimum frontage)

*Above square footage ranges shall be enforced on all Speculative Homes constructed in Red Fox Run. Minimum size requirements shall be enforced on all construction within Red Fox Run, while there will be NO maximum square footage regulation on "Build Jobs".

Exterior Elevations:

- All properties will be faced on all sides with quality facing materials such as:
 - Hand stucco,
 - Lap, Shake Siding of "Smart Siding/Trim" quality,
 - Brick, Thin-Cut or Standard Depth Natural Stone,
- Trim shall be painted on all four (4) sides, to achieve 2 tone scheme.
- Cultured Stone, and application, shall be reviewed and may be approved by Developer/ACC, all applications of Cultured Stone shall be returned or wrapped around corners. Outside garage wall shall be returned a minimum of 2', inside garage wall shall be returned and terminated at next viable wall intersect to avoid exposure of the thin depth of the cultured stone setting. Further explanation/review available from ACC.

Fireplaces:

- Fireplaces that protrude through the roof shall be constructed of comparable materials as used on the front, side and rears.
- All main level fireplaces, other than see through, shall have concrete foundations.

Roofs:

- Material shall be a minimum, equal to or greater than, a 50-year composition, “Tamco Heritage Premium/Vintage” or “CertianTeed Presidential”, or equivalent, tile, slate or concrete as approved by the ACC.
- Approved composition colors are as follows:
 - Rustic Black, Weathered Wood, Black Walnut, Natural Timber per sample board to be provided.

Windows:

- Windows shall be Dual Pane, Single Hung or better, Clad or Vinyl
- Divided light windows shall be required on the front elevation and considered optional on sides and rear elevations. Variances to this requirement may be made based on architectural style and with ACC approval only.

Interior Ceiling Heights/ Foundation Wall Heights:

- Minimum 9’ on First Floor
- Foundation wall heights shall be a minimum of 9’

Decking:

- All surfaces showing shall be approved by the Developer/ACC. Flooring joists may be CCA or equivalent.
- All exposed wood/deck materials on exterior living spaces, (deck, screened porch, pergola, etc.) shall be painted or stained so as to coordinate with the color scheme of the home. All stain/paint colors shall be approved by the ACC.

Egress Window Wells:

- Egress window wells shall be either poured concrete constructed during the pouring of the foundation walls, or landscape stone/block to be approved by the ACC. Metal egress window wells will not be allowed.

Garage/Driveways:

- 3 Car Minimum Standard
- Garage exteriors, to include garage doors, are to be given the same architectural design and consideration as the main structure per ACC review.
- Three (3) car driveways must be narrowed to two (2) car width at the curb.

Landscaping shall include the following as minimum standards:

- Fully sodded lot
- \$3,000 must be used toward front foundation plantings.
- A minimum of 75% of the \$3,000 planting requirement must be used for plantings. Costs associated with site prep, fill dirt, mulch, drainage, etc. shall not be considered part of the \$3,000 landscape package requirement.
- Two (2) trees must be included in the landscape design or as required by local municipality code(s).
- Cost(s) associated with city required street trees shall not be applied to the landscape allowance. One (1) street tree may be used toward the two (2) required, if more than one (1) street tree is required on the subject lot. If only one (1) street tree is required on the subject lot, two (2) ornamental trees shall be required.
- Builder and/or Buyer(s) shall be responsible for all street trees required by the City.
- Irrigation
 - All lots shall include irrigation on sodded areas as well as landscape beds.

Additional Items of Consideration:

Address Plaque Requirement

Mailbox- NBU (Neighborhood Box Unit)

