



Architectural Guidelines

Square Footage Requirement

- Claiborne Farms
Ranch Style Homes – 2300 Sq. Ft.
Two Story Homes – 3000 Sq. Ft.
- Normandy Farms
Ranch Style Homes – 2100 Sq. Ft.
Two Story Homes – 2600 Sq. Ft.

Building Set Back Requirements

- 25 Ft. Front Yard
- 30 Ft. Rear Yard
- 5 Ft. Sideyard with 15 Ft. Aggregate

Brick/Masonry Requirements

- Masonry shall be defined as brick, stone, cultured stone, EFIS or dryvit materials on a minimum of 3 Sides, first floor. Any building on a lot that immediately abuts and backs up to 104th Street and Georgia Road shall have masonry on 4 sides of first floor.
- Masonry requirements may be modified and reduced upon approval of Architectural Committee (AC) on a case-by-case basis for Victorian, Colonial, Cape Cod, Country French or other styles that lend themselves to the use of less brick, stone or stucco materials.

Siding Requirement

- Siding materials are to be masonry, wood, L.P., Hardiplank or similar material. Vinyl and aluminum siding are prohibited.

Window Requirement

- Windows shall be wood, vinyl clad or aluminum clad.

Garage Requirement

- A minimum 2 car-attached garage is required. Side load, courtyard or angled garages shall be considered the standard.
- AC shall consider front load garages on a case-by-case basis.

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Roof Pitch Requirement

- Front to back 8/12 minimum
- Front gables or hips 8/12 minimum
- Ancillary roofs such as porches, bays or walkways may be lower than the minimum requirements.
- All homes shall have a minimum 12" roof overhangs.
- Roof pitch requirements may be modified upon approval of Architectural Committee (AC) on a case-by-case basis for Victorian, Colonial, Cape Cod, Country French or other styles that lend themselves to differ from standard.

Landscape Requirement

- A minimum of fourteen (14) 18" to 24" in height or spreading shrubs to be planted within mulch beds in the front of the home.
- Landscape screening of electrical transformers and AC units required.
- Claiborne Farms - a minimum of three (3) trees in the lot planting area with at least one in the front yard, all to be a minimum of 2" in diameter.
- Normandy Farms - a minimum of two (2) trees in the lot planting area with at least one in the front yard, all to be a minimum of 2" in diameter and within 10 feet of established building line.
- Sod or hydro-seed with irrigation in all front yards, sides and rear must be seeded at a minimum.
- Street trees are defined as Red Sunset Maple. All lots are required to plant street trees at a minimum of 2" and placed on an average of every 40 – 60 feet on center between the curb and sidewalk.
- All water lots require rear yard landscaping; sod or hydro-seed with irrigation required.

Miscellaneous Requirements

- The AC prior to construction or installation must approve all new home designs, plat plans and landscape plans. Plat plans for all tree preservation lots must designate all trees located within 10 feet of the footprint and driveway to be removed as described on the plat and in the covenants. The AC shall review these plans.
- All driveways to be concrete.
- Sidewalks required on all lots

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Miscellaneous Requirements (Continued)

- Uniform mailboxes and yard lights required as per the Developer.
- Front address stones required on all homes.
- Equipment vents to be located to rear or side of home and painted black.
- Crawl or basement foundation required – no slabs allowed.
- All exterior colors (including roof, siding, trim, windows, and masonry) must be approved by the AC.
- Dumpster or trash bin required on site beginning at the framing stage.

Homeowners Association Miscellaneous Requirements

- All new home designs, placement, landscaping shall be approved by the AC.
- All exterior additions and or modifications on a lot shall be subject to the approval of HOA.
- No mini barns or outside storage facilities will be permitted.
- Rear yard fencing shall be limited to a maximum height of 48” and wrought iron type is permitted.
- Basketball goals shall be glass backboards. No concrete pads or courts shall be permitted
- No metal playground equipment or trampolines are permitted
- Commercial vehicles, boats, trailers, campers, etc...are not permitted on the property except within enclosed garages.
- Satellite dishes must be approved for location and no larger than 24 inches.
- Mandatory annual homeowners association dues are to be \$575 for 2009 covering maintenance of ponds, fountains, entry ways, lighting, landscaping, mowing of all common areas, and snow removal.