



Architectural Guidelines

Square Footage Requirement

- Ranch Style Homes – 2600 Sq. Ft.
- Two Story Homes – 3200 Sq. Ft.
- Does not include basement

Building Set Back Requirements

- 30 Ft. Front Yard
- 20 Ft. Rear Yard
- 5 Ft. Sideyard
- 15 Ft. minimum between residences aggregate

Exterior Requirements

- One Story- all brick
- Two Story- First Floor all brick; Second Story-front of second story brick matching the brick of the first floor, and remainder of second floor may be same identical brick, stone, dryvit, or wood of a uniform color and type
- Brick, dryvit, and stone 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 dryvit materials.

Siding Requirement

- Siding materials are to be brick, dryvit, stone, wood, Hardiplank or similar material.
- Vinyl, plywood, and aluminum siding are prohibited.

Window Requirement

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

Garage Requirement

- A minimum of three (3) cars, but not more than four(4) cars -attached side loading garage is required.
- Courtyard or angled garages shall be considered by the AC

Continued...



Architectural Guidelines

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.
- A minimum of two (2) trees in the front yard area of the lot between the building set back line and the street right of way line, all to be a minimum of 2.5" in diameter.
- All landscaping must comply with the tree preservation plan
- Sod or hydro-seed with irrigation in all front yards, sides and rear must be seeded at a minimum.
- 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 sidewalks to be concrete and 5 feet in width and required on all lots.
- 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.

Continued...



Architectural Guidelines

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.
- Basketball goals shall be glass backboards.
- 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.