



July 7, 2010

DESIGN CRITERIA FOR VILLA STYLE SINGLE FAMILY HOMES

General Requirements:

- Identical house colors and elevations will not be allowed on adjacent lots;
- Driveways must be paved in asphalt, concrete or brick pavers at 10% max. grade;
- Full-sized plans and colors must be submitted for review and approval;
- Typical Pad 60 ft deep with 1:1 slopes, approximately three (3) feet above the street;
- Basements: Designed for nine (9) foot (from finished basement to garage floor).
- Developer may use discretion and approve designs which vary from these guidelines.

Required Minimum House Size: (all sizes are the footprint of the house)

- Two story 900 Sq Ft
- Modified Two Story 1000 Sq Ft
- Split Entry/Multi Level 1100 Sq Ft
- Rambler 1350 Sq Ft

Garage Standards:

- 2-Car garage min., located on high side of the lot,
- Raised panel garage doors and Piers: 42" brick (or equal)

Exterior Building Materials Standards:

- Some of front must be stone, brick or stucco;
- Siding must be wood, vinyl, cement board, aluminum, brick, stone or stucco;
- Roof pitch of at least 6/12 for all sides;
- Colors and exterior designs to be approved by Architectural Control.

Setback Requirements (minimum):

- Lot Width (minimum): 65 ft
- Front Yard: 30 ft
- Side Yard (internal): 10ft/5ft garage side.



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DESIGN CRITERIA FOR TRADITIONAL SINGLE FAMILY HOMES

General Requirements:

- Identical house colors and elevations will not be allowed on adjacent lots;
- Driveways must be paved in asphalt, concrete or brick pavers;
- Full-sized plans and colors must be submitted for review and approval;
- Typical Pad 50 ft deep with 1:1 slopes, approximately three (3) feet above the street;
- Basements: Designed for nine (9) foot (from finished basement to garage floor).
- Developer may use discretion and approve designs which vary from these guidelines.

Required Minimum House Size:

(all sizes are the footprint of the house or above ground on split entry)

- Two story 1100 Sq Ft
- Modified Two Story 1100 Sq Ft
- Split Entry/Multi Level 1300 Sq Ft
- Rambler 1500 Sq Ft

Garage Standards:

- 3-Car garage min.(30x24) on high side of the lot, recommend side loaded on corner lots;
- Maximum of 12 ft in front of house/porch;
- Raised panel garage doors and Piers: 42" brick (or equal)

Exterior Building Materials Standards:

- Some of front must be stone, brick or stucco;
- Siding must be wood, vinyl, cement board, aluminum, brick, stone or stucco;
- Roof pitch of at least 6/12 for all sides, 8/12 front facing;
- Colors and exterior designs to be approved by Architectural Control.

Setback Requirements (minimum):

- Lot Width (average): 100 ft
- Front Yard: 40 ft
- Side Yard (internal): 10ft