



Architectural GUIDELINES

MINIMUM SQUARE FOOTAGE

- 1,800 heated square feet for a one-story home
- 2,000 heated square feet for a two-story home (min. 1,500 on main floor)

SETBACKS

No structure shall be built or maintained within 30 feet from any property line or the edge of any roadway easement

HOUSE EXTERIOR

Exterior walls must be constructed out of brick, stone, logs, heavy timber, stucco siding, wood siding, Hardiplank and/or cedar shakes. All on-site stick built.

EXTERIOR PAINT

Natural earth tones complementing the design of the home and the neighborhood as a whole.

WOOD DECKS

Stained or painted natural earth tones that complement or preferably match the home.

VEGETATION

Removal of indigenous plants/trees with an 8" or greater trunk being more than 2 feet above the ground is not permitted without ARB approval.

FENCES

Chain link fencing shall not be allowed. Natural wood materials are required and split-rail and stacked designs are encouraged. Invisible fencing is permitted.

SIGNS

No signage allowed. Exemption requests can be submitted to the ARB.

GRADING & DRAINAGE

A grading plan is required on all sites. Special care must be taken to divert runoff water away from septic drain fields.

DRIVEWAYS

Gravel driveways are not accepted. Driveways must consist of asphalt, brick, concrete or pavement.

WALKS & TERRACES

A front walkway must be provided from the driveway to the front door.

ANCILLARY BUILDINGS

All additional freestanding structures located on the building lot must be designed as an integral part of the house and site. The design shall be the same color, materials and design as the house.

VEHICULAR STORAGE

Boats, motor homes, trailers, etc. shall be located and screened so that they are not visible from adjoining common areas, roadways or private yards.

MAILBOXES

Each home will receive mail service independently. Mailboxes are expected to complement each home and the neighborhood as a whole and must be approved.

LIGHTING

Landscape lighting is encouraged. Floodlights are restricted in the neighborhood.

SUBDIVIDING

No portion of any lot shall be subdivided other than by Declarant.

UTILITY EQUIPMENT

Outdoor trash enclosures are required. Garage services area, heating and air conditioning equipment, electrical meter and trash containers shall be screened with appropriate materials.

LAWNS & PLANTING

The selection of plant materials must be complementary to the house design. A plant schedule, type, size and specifications shall be submitted to the ARB review.

CONSTRUCTION COMPLETION

Construction time shall not exceed 1 year upon groundbreaking unless otherwise approved by the ARB.

SATELLITE DISHES & ANTENNAS

These devices must be approved by the ARB first and screened from view of all public roads, common areas and adjoining yards.

UTILITIES

Electric and telephone shall be placed underground.

ARCHITECTURAL REVIEW

A site and house plan must be submitted to the ARB for approval before building shall commence. Cost for review process to be determined by HOA.