



Preliminary Architectural Guidelines

HOME SIZE REQUIREMENTS

Block 02 Lots 18-29

- Shall have a minimum of 2000 sq ft of living space on the main level of a one-story home
- Shall have a minimum of 2600 sq ft of above ground living space on any one and a half or two-story home

Block 02 Lots 01-17; Block 03 Lots 1-21 & Block 4 Lots 18-28

- Shall have a minimum of 1800 sq ft of living space on the main level of a one-story home
- Shall have a minimum of 2250 sq ft of above ground living space on any one and a half or two-story home

Block 04 Lots 01-17 ; Block 04 Lots 29-40; Block 05 Lots 01-12;

Block 06 Lots 01-15

- Shall have a minimum of 1500 sq ft of living space on the main level of a one-story home
- Shall have a minimum of 2000 sq ft of above ground living space on any one and a half or two-story home
- Shall have a minimum of 1450 sq ft of main floor living space on any multi-level home

GARAGE/HOME HEIGHT/STREET/SETBACK - ALL LOTS

All Homes

- Homes shall have at least a three-vehicle garage and not less than 750 sq ft.
- Any home shall not exceed two stories, with a maximum height of 35', from the street level.
- Home shall have entry walks which connect the front door directly to the street.
- Homes shall be setback a minimum of 25' from the front property line and 25' from a side property line on a corner lot.
- Homes sharing a side property line shall be a minimum of 7' from a side property.

Addendum to the Covenants





Preliminary Architectural Guidelines

EXTERIOR - GOLF CLUB LOTS

- Have a minimum of 30% of brick/stone or comparable material on the front/street side exterior of the home if it is a one-story home.
- Have a minimum of 10% of brick/stone or comparable material on the golf course side exterior of the home.
- Each two-story or multi-level dwelling shall contain at least 20% brick or other comparable material approved by the Developer on the street side exterior wall surface.
- Each Dwelling will have a 10% brick or other comparable material, in addition to the front side requirement, on the side street side of the home if a corner lot.
- All brick/stone terminate at an inside corner or visual vertical break.
- **Siding/Windows/Decks**
 - Have two types of siding such as banding, shakes, vertical, etc., on the front side of the home
 - All windows will be trimmed with a minimum of 3" trim band
- **Deck Columns**, if the home shares a property line with the golf club, shall have a minimum width of 5.5"
 - Two-story columns shall have 35% of the run length of each column be 12" or greater.
 - Concrete foundations cannot expose over 36" of bare concrete. All bare concrete must be painted to match the house.
- **Fencing**
 - Rear property fencing along the golf course/powerline easement shall only be developer approved black ornamental iron.
 - Along corner lots will not have the fencing in the side yard setback (25')
 - Fencing requires the superior side out.
 - No unfinished chain-link or unfinished wood fencing is allowed in the development.
 - Metal and wood and finished wood fencing by developer approval.

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EXTERIOR - ALL OTHER LOTS

• **Brick/Stone:**

- Have a minimum of 30% of brick/stone or comparable material on the front/street side exterior of the home
- Each two-story or multi-level dwelling shall contain at least 20% brick or other comparable material approved by the Developer on the street side exterior wall surface.
- Each Dwelling will have a 10% brick or other comparable material, in addition to the front side requirement, on the side street side of the home if a corner lot.
- All brick/stone terminate at an inside corner or visual vertical break

• **Siding/Windows/Decks**

- Have two types of siding such as banding, shakes, vertical, etc., on the front side of the home
- All windows will be trimmed with a minimum of 3" trim band
- Deck Columns:
 - Shall have a minimum width of 5-½"
 - Two-story columns shall have 35% of the run length of each column be 12" or greater.
- Concrete foundations cannot expose over 36" of bare concrete. All bare concrete must be painted to match the house.

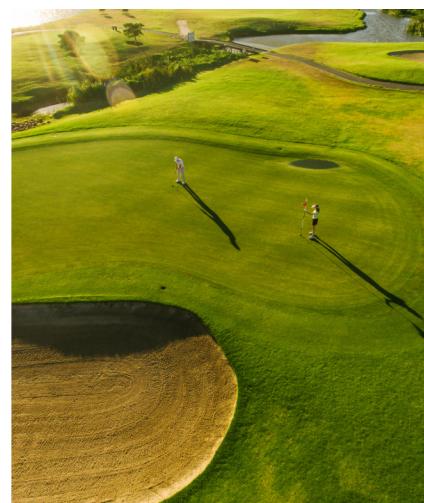
• **Fencing**

- Corner lots will not have the fencing in the side yard setback (25')
- Fencing requires the superior side out.
- No unfinished chain-link or wood fencing is allowed in the development.

ROOF - ALL LOTS

- Homes shall have a 6/12 pitched roof or greater
 - 4/12 pitch or lower may be allowed with 3' minimum overhangs.
- Homes shall have laminated shingles
 - Alternative material which is comparable or better in quality and appearance may be allowed
 - Homes may have flat roofs as an architectural element of its design

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MISCELLANEOUS - ALL LOTS

- Lots shall only be used for single-family owner-occupied residential purposes
 - Home may be rented on a temporary basis by an Owner who is temporarily absent or pending active efforts to sell the Lot and Home.
 - Short-term rentals, such as Vacation Rental by Owner or Airbnb, is not allowed
- In ground/below ground pools are allowed
- "Pool Houses" and outdoor kitchens are allowed
- No other storage or detached outbuildings shall be allowed as free-standing structures. If an outbuilding is attached to the house, it will be allowed.
- Easements
 - No fencing is allowed in any electrical or drainage easement.
 - No structures or trees are allowed in any electrical or drainage easement and are subject to removal by order of the easement owner.
- Homeowners shall plant one boulevard tree per 50' (city ordinance) within one year of occupation.

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CONTACT

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