

Minimum Sq. Ft. -

Ranch

2-Story

INTERIOR LOTS**Brick Houses**

Front Elevation As Per ARC

*Three sides brick (accent materials as per ARC)

Rear foundations to be stucco or pargeted where exposed

Brick stoops and steps

Front & side chimneys to be brick as per ARC

Porches are to have brick face or piers as per ARC

Stucco Houses

Front Elevation As Per ARC

*Three sides stucco (Accent materials as per ARC)

Rear foundations to be stuccoed or pargeted where exposed

Stone or brick stoop and steps

Front & side chimneys to be stucco (brick or stone as per ARC)

Porches are to have stone or brick face or piers as per ARC

Siding Houses with Brick or Stone Accent

The design of houses must lend itself to siding as determined

by ARC. At a minimum, it must have a 3-sided masonry

base with masonry chimneys with wood detailing as per ARC

GOLF COURSE OR LAKE LOTS "Lake View"**REAR ELEVATIONS MUST BE APPROVED****Brick Houses**

Front & rear elevation as per ARC

*Three sides full brick (accent materials as per ARC)

*All chimneys to be brick.

Brick rear foundation to 1st floor with 10" skirt above

Rear deck posts to be 6" x 6" minimum on a 2'-0" high brick base

Or.....brick piers to deck

Or.....8" x 8" built-up with trim & painted

Porches are to have a brick face or piers as per ARC

Brick stoop & steps

Note: For structural concerns, chimneys that penetrate the roof on brick houses are allowed to be stucco.**Stucco Houses**

Front & rear elevations as per ARC

*Four sides full stucco (accent materials as per ARC)

All chimneys to be stucco (brick or stone as per ARC)

Rear deck posts to be 6" x 6" minimum on a 2'-0" high stone or brick base

Or.....stone or brick piers to deck

Or.....8" x 8" built-up with trim and painted

Porches are to have stone face or piers as per ARC

Stone or brick stoop & steps

MISCELLANEOUS**Corner lots to be treated as having two front elevations**

No cantilevered chimneys except in rear on interior lots

4" crown minimum on 8" frieze nominal (7/12" actual)

8" fascia minimum

*Metal cornice returns as per spec

Anodized screens & doors only-No silver finishes

Black Chimney Shrouds on All Chimneys

10" skirt board with wood drip cap at bottom of all siding

Paint all roof stacks black or roof color

4" double corner boards on all siding corners

Pediments (wood/stucco) or brick detailing required over

all windows & doors where roof line permits

on fronts and sides facing the street

Nice trim package around front entry as per ARC

No metal posts for decks except where they exceed code

Retaining walls on sides or front to be brick,

split face block, or stone & to be approved for each lot.

rear retaining walls may be landscape timbers

except on corner lots.

Chimney size to be at minimum 2'-8" x 3'-0"

The material used to accent a face must be carried

around the corners & back to the main structure or interior corner

BAYS***No cantilevered bays on the fronts or sides on corner lots**

Raised panels- No siding or brick veneer

4" crown (min.) below curved standing seam metal roofing

Stucco bays as per ARC

DORMERS

No siding on the front of dormers unless approved by ARC

Raised panels on front

Smaller overhangs with crown mold to eliminate the "Dog House" look

Stucco dormers as per ARC

ROOF PITCHES

10/12 Minimum on Main Body

*12/12 Minimum on Accent Gables

9/12 Minimum Main Body on Ranch Houses or as per ARC

Accent gables may be lower as per ARC

LANDSCAPING

Standard Lot \$Subdivision Standard

Corner Lot: \$Subdivision Standard

Sod on three (3) sides to rear corner of house

Submit landscaping plan for review

* Some Lots May Require Higher Allowance