



**Finished Square Footage:**

Finished floor area excludes finished attics, garages, basements, or similar--Variances must be approved

- Ranch: 1,800 sq. ft.
- Reverse 1.5 Story Minimum: 1600 sq. ft.; Total not less than 2700 sq. ft.
- Two story residence: 2,100 sq. ft. total
- One and one-half story: 2,700 sq. ft. total; with at least 1,600 sq. ft. on main floor

**Approval of Plans:**

Approval must be received on all of the following items before building permit is pulled:

- Building plans
- Specifications
- Exterior materials
- Location
- Plot plan with lot grading (must be prepared by Phelps Engineering)
- General landscaping plan (minimum \$1,000)
- Exterior color scheme

**Building Material Requirements:**

**Exterior:**

- Exterior walls and appurtenances should be L.P. smart siding/trim or greater.
- Shutters must be constructed of wood.
- Trim: Trim color must be a different tone than main body of the residence on the front.
- Exterior components such as porches, decks or lanais covered with high quality paint or stain.
- Exposed exterior foundations and walls shall be same color as residence.
- No air conditioning apparatus or unsightly projection may be affixed to front of residence.
- Chimneys on exterior walls may not be cantilevered and must have a foundation beneath.
- 8 foot foundation walls; 9 foot foundation walls on specs and models.
- At least 3 car garages on all spec homes.

**Doors & Windows:**

- Windows and exterior doors: should be constructed of glass, wood, metal, vinyl or any other materials approved; No windows or exterior doors may be silver or other bright finish.

**Roofs:**

- 30 Year Composition or greater; Approved color to be Weathered Wood.
- All fireplace flues in chimneys shall be capped with a black or color-conforming metal rain cap

**Exterior Structures:**

- Approved Fences must be Cedar or a higher quality material with a maximum height of 4 feet.
- Decks must be constructed of Cedar; ground supports may be of treated wood.

**Miscellaneous**

- Fully Sodded Lot
- Landscaping Allowance for front of home to be at least \$1,000.
- As Built grading plan required (must be prepared by Phelps Engineering)

