

IV. Architecture

A. Front Porch:

Each residence shall have a front porch across at least 30 percent of the residence front. Each porch shall have a minimum depth of 6 feet

B. Garages:

Each residence is required to have a minimum of a two car garage. Front entry garages are limited to 2 bays. Front entry garages shall be designed in such a way that the front face of the garage is a minimum of 10 feet behind the front of the residence excluding the front porch.

C. Maximum Lot Coverage:

The maximum lot coverage is 30 percent of the lot.

D. Roofs:

1. Primary roofs shall be gable or hip designs with a minimum roof slope or pitch of 7/12.
2. Primary roofing materials shall be architectural grade fiberglass or composition shingles, cedar shingles or shakes or similar material that creates a heavy butt cedar shake appearance. Flat ceramic or cement roof tiles similar to wood shingles may be allowed if appropriate. Standing Seam, 5 v galvalume or aluminum roofing can be specified.
3. All roofing materials shall be in earth tone colors.

E. Fences, Hedges and Walls:

Fences, Hedges and walls may not be built or maintained on any portion of any lot except within the rear or interior side lot lines and not closer to the front of the lot than the rear line of the residence. Nor may they be closer to a side street than the line of the residence abutting that street when the residence is situated on a corner lot. No fence or hedge may be higher than 6 feet from the normal surface of the ground. No fence, hedge or wall shall be permitted any closer than 25 feet landward of the ordinary high water line.

1. Additional guidelines include

- a. Materials -compatible with the architecture or house.
- b. Fencing shall not define the property line.
- c. Fencing is limited to the rear of the property.
- d. Entry posts with gates are not permitted.
- e. Courtyard walls will be reviewed on a lot by lot basis. All courtyard walls must be within the setbacks and must be designed as an integral part of the house.

- f. Chain link and wire fences are prohibited.
- F. Construction Time:
The exterior of all houses and other structures shall be completed within one (1) year.
- G. Pools:
Pools shall be designed as an integral part of the house. The pool Deck should not extend beyond the side walls of the house. Pool decking shall be a neutral color that blends in with the natural environment.
- H. Screen Enclosures:
Screen enclosures shall be designed as an integral part of the architecture of the house. This should include the integration of walls, columns, and roof elements appropriate to the architecture of the house.
- I. Mailboxes:
Mailbox size, location, and design are standard. Mailbox specifications can be found as Appendix G.