

ARCHITECTURAL, SITE DEVELOPMENT
AND LANDSCAPE CONTROLS FOR
RESIDENTIAL CONSTRUCTION
PHASE I AND PHASE II

I. HOUSE TYPE, STYLE AND EXTERIOR APPEARANCE

- House Type - the house type selected should be responsive to the total environmental characteristic of the respective homesite (i.e., area, shape, frontage, depth, topography, drainage, ground and tree cover, existing utility service installations, etc.).
- House Style - the house style selected for a particular homesite should be harmonious with the existing or planned houses in the immediate area.
- Garage or Carport - all houses will have and maintain an attached or connected two-car garage or carport. All garage entrances will have garage doors, and wherever possible will enter from the side or rear of the homesite. All carports will enter from the side or rear of the homesite.
- Adjacent Houses - adjacent houses will not have the same exterior elevations. All house plans will be reviewed in the context of houses previously contracted or planned in the immediate area. In general, identical houses will not be approved.
- Harmonious Exterior Elevations - all houses will have unified exterior elevations harmonious with existing and planned houses in the immediate area.
- Continuity of Exterior Materials - the selection of exterior materials should be carefully considered to avoid monotony and yet maintain some continuity throughout the Community. The utilization of natural exterior materials such as Pebble Creek Stone, cedar or cypress siding will be encouraged.
- Exterior Materials-Maintenance - the selection of exterior materials and finishes should be considered to ensure longevity and ease of maintenance. Utilization of exterior materials requiring extensive maintenance will be discouraged. The Committee may request samples of materials with which they are not familiar in order to determine the appropriateness of such material.