

Finished Square Footage:

- 2 story 3,900 sq. ft. above grade minimum
- 1.5 story 3,900 sq. ft. above grade minimum
- Ranch 2,400 sq. ft. above grade minimum, (64' minimum frontage)
- Reverse 1.5 3,900 sq. ft. finished minimum
- No maximum square footage on build jobs
- All Plans to be reviewed by ACC and are subject to ACC/Developer required revisions.

Exterior Elevations:

- Minimum 3 car garage
- All properties will be faced on all sides with quality facing materials; to be stucco, lap siding, brick, or stone (cultured or better)
- Trim shall be painted on all four sides
- All applications of cultured stone shall be returned or wrapped around corners
- Exposed exterior foundation walls shall be same color as residence
- Metal egress window wells will not be permitted
- Community Manager & Developer to approve all building plans, elevations, exterior material, exterior colors, and landscape plans

Fireplaces:

- Chimney caps to be black or color coordinated square box flue cap
- All main level fireplaces, other than see through, shall have concrete foundations

Roof:

- Materials 50-year composition or better
- Approved colors: Weathered Wood, Rustic Black, Black Walnut, Natural Timber

Windows:

- Vinyl or better
- Screens on all operable windows
- Dual pane and no silver or bright finishes

Landscape Allowance:

- Fully sodded lot with irrigation
- \$10,000 minimum allowance for front & side facing foundation plantings
- Street & yard trees as required by City code

Decking:

- Decking and stair treads to be cedar or composite
- Spindles and rail to be cedar, composite, aluminum or wrought iron
- Floor joists may be CCA
- Community Manager & Developer approval required

Fences:

- Approved fences must be 3-rail Montage Majestic Style with dome tops in flat black color, built vertical and horizontal with a maximum height of 4 feet.
- Community Manager and Developer approval required

A \$500 ACC Review Fee will be charged and shall be paid at the time the plans are submitted for review. The Review Fee shall be made payable to "Rodrock and Associates, REALTORS®, LLC"

Updated 08/01/2026