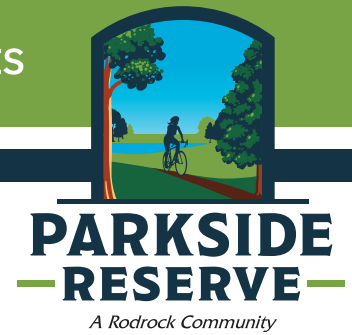


# Parkside Reserve Building Requirements



## Finished Square Footage:

- 2 story 2,100 sq. ft. above grade minimum
- 1.5 story 2,100 sq. ft. above grade minimum (1,200 sq. ft. on main level minimum)
- Ranch 1,800 sq. ft. minimum
- Reverse 1.5 2,100 sq. ft. minimum (1,200 sq. ft. on main level minimum)

## Exterior Elevations:

- Minimum 3 car garage
- Front elevation to be stucco, lap siding brick or stone (cultured stone or better)
- Smart siding or better on exterior sides and back walls
- Concrete egress window wells required
- Exposed exterior foundations and walls shall be same color as residence.
- 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 30-year composition or better
- Approved colors: Weathered Wood, Rustic Black, Black Walnut, and 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
- \$2,500 minimum allowance for front 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