



A Rodrock Community

Building Requirements

**ROCK
DEVELOPMENT**
Building Better Communities

Finished Square Footage:

- 2 story 2,900 sq. ft. minimum above grade
- 1.5 story 3,000 sq. ft. minimum above grade
- Ranch 2,300 sq. ft. minimum
- Reverse 1.5 3,000 sq. ft. 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
- Exposed exterior foundation walls shall be same color as residence
- Community Manager & Developer to approve all building plans, elevations, exterior material, and exterior colors

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:

- Roofing materials must be architectural-grade composition shingles carrying a Limited Lifetime Warranty (equivalent to a minimum 40-year manufacturer warranty).
- All roofing materials and colors must be approved by the ACC.
- 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
- \$3,000 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 and stair-stepped
- Community Manager and Developer approval required

Updated 8/14/26