



*A Rodrock Community*

## Building Requirements

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### **Finished Square Footage:**

- 2 story 2,200 sq. ft. minimum
- 1.5 story 2,200 sq. ft. minimum
- Ranch 1,800 sq. ft. minimum
- Reverse 1.5 2,200 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:**

- Materials 30-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
- \$2,000 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 cedar or 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