

## **DEVELOPMENT REGULATIONS:**

### ***All Homes/Lots shall feature:***

- 1) An automated irrigation system and sod in Front, Side and Rear Yards;
- 2) Each House shall have a 30 square feet or larger front entry, or connected wrap-around two or more sides, or pitched cover incorporated into roof lines of house;
- 3) Lighted house number stone plaque with number beside main entry of house;
- 4) Houses with a chimney will be required to enclosed with masonry matching exterior walls, masonry stucco or hardy board and capped ;
- 5) Each home shall have a masonry mailbox, however, two houses may use one box pared at the lot line;
- 6) Each lot will have at least three 4" caliper canopy trees or larger; and
- 7) All single family residential units shall have a minimum of 80% of the exterior façade composed of kiln-fired clay brick or stone laid masonry units or masonry stucco with 20% stone or decorative brick accent, excluding windows, doors and other opening. Dormers, second story walls or other elements supported by roof structure may be composite materials as having the same durability as masonry or stone and when offset at least 2 feet from the first floor exterior wall. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.

### ***The Community shall feature:***

- 1) An entry feature and screening wall along Hwy 5 that shall be faced with brick and/or two or more different type/color of stone;
- 2) Repetition of elevation shall be described as 5 lots skipped on same side of street before repeating same elevation, 2 lots skipped opposite side of street before repeating same elevation;
- 3) Street lights shall be upgraded decorative poles with historical lanterns; and
- 4) See the attached Zoning Exhibit for additional required features:
  - At least 10 Acres of Open Space,
  - 3,300 L.F. of Hike & Bike Trail,
  - Children's Tot Lot,
  - Pavilion/Gazebo,
  - At Least 4 Park Benches, and
  - Brick Pavers at Main Entry Way and each Trail Crossing.