

Summary of Building Requirements

FINISHED SQUARE FOOTAGE

- Ranch: 1,800 sq. ft. minimum on the main level
- Reverse: 1,500 sq. ft. minimum on the main floor, 2,500 sq. ft. total minimum
- 1.5 Story: 1,500 sq. ft. on main floor & 2,500 sq. ft. total above grade
- Two Story: 2,500 sq. ft. above grade minimum

EXTERIOR ELEVATIONS

- Front elevation to be stone, stucco, lap siding, or brick (cultured stone or better).
- Side and Back Elevations shall be "Smart Siding/Trim" quality or better
- Poured concrete window wells, no metal egress window wells.
- Exposed exterior foundations and walls shall be the same color as the residence.

ROOF/FIREPLACE MATERIALS

- Material to be 30-year composition or better.
- Approved roof colors: weathered wood, rustic black, black walnut, natural timber.
- Chimney caps to be black or color-coordinated square box flue caps.

WINDOWS/DOORS

- Vinyl or better, screens on all operable windows.
- No window or exterior doors may be silver or other similar finish.

GARAGES AND DRIVEWAYS

- Minimum 3-Car Garage required; no carports are permitted.
- Minimum 8' tall overhead garage doors with trim applied, Architecture Pattern required or modern door with windows as approved by ARC.
- Driveways must be narrowed to a maximum 24' at the right-of-way or narrower as required by the city.

LANDSCAPE/IRRIGATION

- Minimum of \$7,500 in exterior landscaping materials allowance required. Costs associated with site prep, fill dirt, mulch-only beds, drainage, retaining walls, irrigation, etc., shall not be included in the \$5,000.
- Entire lot must be sodded
- Irrigation systems are required and shall cover all sod, landscape beds in the front, rear, and side yards.
- Street and yard trees must be installed according to the City code. Costs associated with City-required street trees shall not be applied to the landscape allowance.
- All exterior lighting shall be white (clear) and not colored (except holiday lights during the holiday season). Exterior landscape lighting must be approved in advance with the landscape plan

DECKS/FENCES

- Decking and stair treads to be cedar or composite. Floor joists may be CCA.
- Spindles and rail to be composite, aluminum, or wrought iron.
- Only black wrought iron, black powder-coated steel, or aluminum fencing is allowed – smooth top, double channel style (no chain link, wood, or other fencing allowed)
- Fence shall be 4 feet above grade in height unless otherwise approved by the AC

TIMELINE/APPROVALS/MISC

- Construction shall begin within 3 months of closing on the lot and be completed within 12 months after.
- Developer approval required for: plans, exterior materials, Exterior color scheme, fencing, and decking
- Not allowed; outbuildings, above-ground pools, trampolines, RVs,
- Pre-stub for radon vented through the roof required
- Mailboxes are Neighborhood Box Units

This document is for quick reference; please refer to the complete Declaration of Covenants and Restrictions for more details. The Building Requirements presented in this document are a summary of certain design requirements contained in the Tomahawk Hills Estates Declarations of Restrictions. This document does not replace or supersede the information contained in the Declarations of Restrictions. The Developer has established an Architectural Committee (“ARC”) to review and approve certain matters to establish and maintain the quality, character, and aesthetics of Tomahawk Hills Estates.