

Tuscany Ridge Construction Guidelines

1. **Minimum Square Footage**

Home plans must exceed 1,200 square feet of finished (heated and cooled) space. The main level of two-story or 1.5 story home must exceed 800 square feet of finished space.

2. **Landscaping**

Sod is required in the front yard of each home. The front yard is defined as that area commencing at the front corners of the home, extending out to the side lot line, then forward to the curb. Two (2) deciduous, evergreen, or ornamental trees, with a minimum **1.5" caliper** (measured 3 feet above the top of the root ball), must be placed in the front yard. A planting bed with at least six (6) **five-gallon** shrubs must be planted in the front yard (and/or street side yard of corner lots).

3. **Fences**

All fencing must be approved PRIOR TO INSTALLATION. Chain link fencing is prohibited. Fencing shall not be permitted within any landscape or drainage easements. Fencing may not be erected in front of any home's front setback line, including any adjacent corner house. Fenced dog pens or 'runs' are prohibited.

4. **Roofs: Pitch, Color, and Specifications**

Roof shingles must be equivalent in thickness to Tamko Heritage 30®. Shingle color must be approved prior to application. Red, green, white, or light gray shingles are prohibited. • Roof pitch of the main structure must be 6/12 or greater

5. **Foundations & Retaining Walls**

Excavation should be done with care to minimize expenses of foundation walls... particularly with foundation walls beneath garages. Builders must confirm minimum floor elevations exceed those indicated on the developer's land preservation plan prepared by its engineers.

6. **Building Elevations & Materials**

Blueprints with building elevations must be approved prior to construction.

Prohibited Siding Specs

- Lap siding with a reveal exceeding 7"
- T-111 or other vertical siding
- Stained redwood, cedar, and other natural finish siding.
- All dri-vit front elevations

Approved Siding Materials

- Fiber Cement by James Hardie® or CertainTeed®
- Pre finished hardboard by ABTCO®
- Vinyl siding must be at least .044 in thickness and equal to Certainteed Monogram®

The developer or architectural review committee has the right to approve colors of siding, roof shingles, brick, stucco, trim, shutters, etcetera.

7. **Disclaimer**

The Developer has broad powers in administering the architectural review criteria. Its decisions are legally enforceable. Home builders and property owners are advised that the preceding is a summary of Declaration of Covenants and Restrictions for Vanderveen. **It is provided as a convenience only; not a substitute for the Declaration.**