

Bradley Place

Construction Guidelines

1. Minimum Square Footage

1,400	Single level (ranch)
1,700	1 ½ story on walkout OR slab foundations (1,200 on main)
1,400	Split Level/Multi Level (above grade)

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 **2" 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). All landscaping must be installed within 30 days of occupancy.

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. Porches may have a roof pitch less than 6/12, but such structures must be approved in advance. • Building facades should modulate to promote a more aesthetic front elevation and roof line. (Exception: two-story colonial style homes.) • A roof overhang of at least 1 foot is required unless approved otherwise by the Architectural Review Committee.

5. Foundations & Retaining Walls

Exterior wall materials must be continued down to finish grade thus eliminating unfinished foundation walls. Excavation should be done with care to minimize expanses 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 showing all four building elevations must be approved prior to construction. The use of brick or stone on the front elevation is *required* (see photos). Thickness of vinyl siding must be at least 0.44 .

Prohibited Siding Specs

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

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



Homes like those above display an approximate expectation of brick or stone used on the front elevation.

7. Disclaimer

The Seller has broad powers in administering the architectural review criteria. Its decisions are legally enforceable