



## Architectural Design Guidelines

### 1. Minimum Square Footage

Phase 1	Phase 2	
1,800	1,900	Single level on walkout basement
2,200	2,400	Single level on slab foundation
2,200	2,400	1 ½ story on walkout OR slab foundations (1,750 on main)
2,400	2,800	Two Story (full) • 1,200 sq. ft. on main level.
2,600	2,800	Split Level/Multi Level (total)

### 2. Landscaping

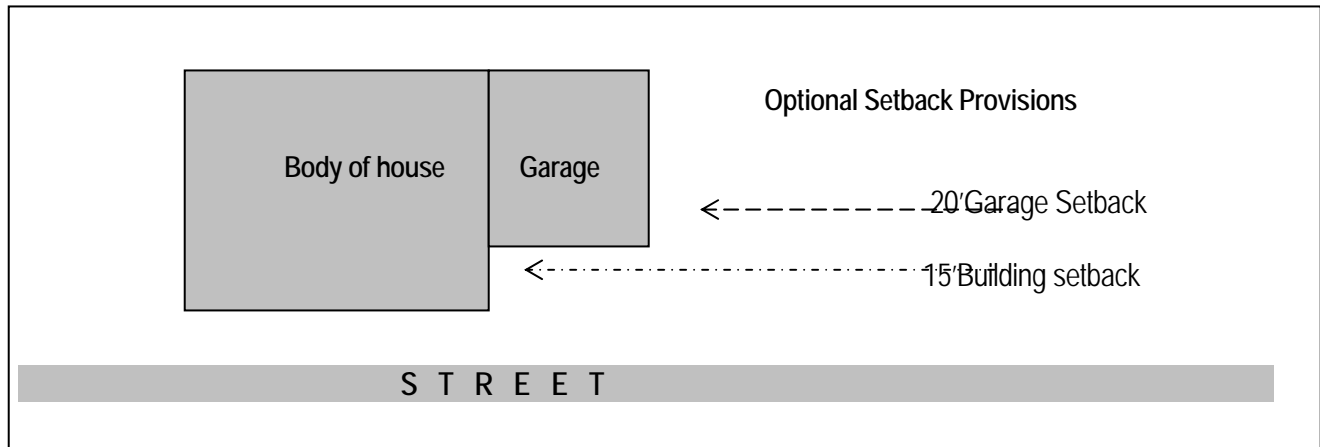
Sod is required in the front yard of each home. The front yard is defined as that area commencing at the front corners of the home, extending out to the side lot line, then forward to the curb. Three (3) deciduous, evergreen, or ornamental trees, with a minimum **2" caliper** (measured 3 feet above the top of the root ball), must be placed in the front yard. A planting bed with at least eight (8) **five-gallon** shrubs and four (4) **three-gallon** shrubs must be included in the landscape plan. All landscaping must be installed within 30 days of occupancy, except homes first occupied between November 15 and March 1, when such installation must occur by May 1.

### 3. Fences • Privacy Fencing Prohibited!

All fencing must be approved prior to installation. The only type of fencing permitted in Westcliff shall be (a) black wrought-iron fencing and (b) white picket fencing with a maximum height of 48 inches and (c) rustic post & rail fencing. **Privacy fencing is prohibited.** Fencing shall not be permitted within any landscape or drainage easements. 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. Optional Setback Minimums

Due to steep down-slopes from some Westcliff streets and home sites, the developer secured reduced building setbacks through PUD zoning in order to reduce instances of sub basements ...particularly those at the end of cul de sacs. **Placement of a home with reduced setbacks must be approved by the developer in advance.** Randomly situated setbacks that break a street's overall 'curb appeal' and continuity will not be permitted.

## 6. 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. Retaining walls must also be concealed with exterior wall materials! Builders must confirm minimum floor elevations exceed those indicated on the developer's land preservation plan prepared by its engineers.

## 7. 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 not mandatory for certain traditional or colonial style homes. It is *expected* however on the front of most home plans.

### Prohibited Siding Specs

- Vinyl siding on the front elevation or street facing side elevation (corner lot)
- Lap siding with a reveal exceeding 6.5"
- 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®
- Cedar Impressions siding and accents by CertainTeed®
- Vinyl siding must be at least .044 in thickness and equal to CertainTeed Monogram®

Fireplace flues must be framed out or finished to the top of the house. In other words, 'bump-out' fireplace configurations are prohibited. • The developer or architectural review committee has the right to approve colors of siding, roof shingles, brick, stucco, trim, shutters, etcetera.

## 8. 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 Westcliff. **It is provided as a convenience only; not a substitute for the Declaration.**