

# Rocky Point Development, LLC

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232-5099

## **New Home Construction Requirements:**

Modification of design and architectural features may be approved if other appropriate desirable features are substituted, at the discretion of the Committee.

### **Exterior House**

- Minimum 1,900 SF of finished living area.
- Attractive architectural design and finishes; good curb appeal. If not, plans will be rejected.
- Home design, orientation, window placement and window design take advantage of the views.
- Dominant roof pitches near or greater than 6/12 pitch.
- Multiple rooflines with at least one gable end facing the road. Soffits must be enclosed.
- Architectural grade shingles.
- Rock and/or rock-like finishes are to be installed on the front of the house. Panels of rock-like material or bricks are not acceptable.
- Siding is predominantly horizontal siding. Panelized or sheet siding may only be used judiciously in conjunction with other finishes. No vinyl siding is allowed.
- The entrance into the front of the dwelling is no more than three steps above grade.

### **Driveway and Sidewalks**

- Owner/builder must obtain approval from the Committee before significantly changing geometry and elevations of the fore slopes and bottom of the drainage ditch within the right-of-way, except when constructing driveway.
- Sidewalk from driveway to house main entry will be constructed of concrete or pavers.
- One driveway will be constructed of asphalt or concrete. Lots 7; 45-50 have special requirements.
- The garage will be at least twenty-four feet wide and capable of parking at least two street vehicles.

### **During Construction:**

- Trees removed during construction may be burned on site until one year after lots have been platted. Burning is only permissible if a burn permit has been secured and adjacent Lot Owners and Declarant have been notified of when the burning will take place.
- Trees and stumps will not be buried on any lot, unless prior approval is made by the Architectural Control Committee.
- Homeowner/Lot Owner is responsible for maintaining its lot as clean as practical. Any debris that may be blown by the wind shall be disposed of or contained promptly.
- Ditches will be kept clear, except as needed during driveway construction. Any concrete washout or other waste material in the right-of-way will be the responsibility of the causing Lot Owner to clean up.
- Colors are approved. Exterior colors are a muted earth tone. Bolder colors may be used judiciously for doors, trim, or other accents. Black, white, and excessively bright colors are not acceptable for field colors. The colors should reflect a consistent, yet varied look to the neighborhood.

### **Bluff Slopes**

- Any significant changes to the bluff slope or its vegetation, must be approved by the committee.