

This document serves as a general communication of the construction guidelines, requirements and minimums for *The Sanctuary*. This document does not serve in replacement of the *Declaration of Covenants, Conditions and Restrictions*, and it is highly recommended that all involved parties have read and understand such covenants, conditions and restrictions. In the event of a conflict of terms, the Declaration shall govern.

The following guidelines have been established as a brief overview, with the intent to protect the value and integrity of *The Sanctuary*.

### plans

All construction plans, site plans with elevations and landscaping plans must be submitted to and approved by the *Architectural Control Committee* prior to commencement of construction activities.

### building contractor

Any general contractor builder must be approved by Lanoha Development Company.

### pre-construction meeting

A pre-construction meeting is required with Lanoha Development Company prior to the commencement of construction activities. Present must be a Lanoha Development Company and Builder representative, along with representatives from all major subcontractors and those companies making significant deliveries. No construction activities shall commence until such a meeting has occurred on-site.

### building envelope

Prior to the commencement of any construction activities or alterations to any lot, a *Building Envelope* must be approved by *Lanoha Development Company* depicting a specific area of land, located within the lot, where construction activities, including construction of house, may occur on such lot, whereby a construction and silt fence must be constructed along the perimeter of such envelope prior to any construction activities. The *Building Envelope* will be located within all Setback requirements.

### site work and trees

Any Improvement shall be designed to alter as little of the site as possible from its natural condition. Great care must be taken in designing Improvements around existing trees and their root systems. No tree may be moved, removed, cut or destroyed without prior approval by Lanoha Development Company. To maintain the natural condition, cut and fill shall be minimized.

### size

The minimum finished living area square footage requirements for any house (Primary Dwelling Unit) are described below. A finished living area is considered a space intended for human occupancy that is heated and cooled by a permanent heating system, has finishes consistent with that of a house in a similar price point and is directly assessable from another finished living area.

ft <sup>2</sup>	minimum total finished living area	minimum ground floor finished living area
1 story	2,900	2,900
1.5 story	3,200	2,500
2 story	3,200	2,000

### design guidelines

See design guidelines for additional details.



## construction guidelines

size, price and availability subject to change without notice or obligation.



Lanoha Development Company

402.289.5528  
lanohadevelopment.com