



The following information has been established as a brief overview, with the intent to protect the value and integrity of Sanctuary Ridge.

### HOME SIZE

Ground floor finished living area square footage requirements have been established. 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 similar single-family dwelling in a similar price point, is directly accessible from another finished living area and is exclusive of garages, storage areas, porches of any type, decks and patios.

### ARCHITECTURAL GUIDELINES

Front elevation shall be covered with 50% or more brick and/or natural stone, except for specific architectural styles subject to Declarant approval. Roofing materials shall be approved by Declarant. Street side exposed foundation shall be covered with brick or stone. A minimum of 50% of garage door exposure shall be side-loaded (43-54 only).

### DRIVEWAYS

All driveways shall be constructed of concrete and/or paving stones, except that the approach between the sidewalk and curb shall be constructed of concrete. Additionally, the maximum approach width shall be 22' (area between street curb and front property line). Sidewalks must be 5' wide between 8-17.5 feet from street curb.

### FENCING

No fence shall be installed without prior approval. All fencing shall be constructed of black wrought iron or aluminum (maximum height of 72").

### Home Size

Minimum Ground Floor Finished Living Area (ft <sup>2</sup> ) or declarant approved.	
1 STORY	2,800
1.5 STORY	2,100
2 STORY	2,100

Minimum Ground Floor Finished Living Area (ft <sup>2</sup> )*or declarant approved.	
1 STORY	2,200
1.5 STORY	1,900
2 STORY	1,900

Minimum Ground Floor Finished Living Area (ft <sup>2</sup> ) or declarant approved.	
1 STORY	1,750
1.5 STORY	1,200
2 STORY	1,200

### Setbacks

	From Property Line (ft)		From Property Line (ft)
FRONT	25	SIDE	5
BACK	25	STREET SIDE	15



**SANCTUARY RIDGE**

A LANOHA COMMUNITY

## Construction Guidelines



Information subject to change without notice or obligations.



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