



ESTATE

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 residence in a similar price point and is exclusive of garages, storage areas, porches of any type, decks and patios.

Home Size

| Minimum Ground Floor finished living area (ft) ² | |
|---|-------|
| 1 STORY | 3,150 |
| 1.5 STORY | 2,800 |
| 2 STORY | 2,400 |

Architectural Guidelines

The Architecture Committee (AC), in its sole discretion, shall deem the proposed residence to be in one the following categories: **Defined Architectural Style (DAS)** or **Conventional Suburban Style (CSS)**. The AC will then review each proposed residence as follows:

If proposed residence is deemed DAS:

- The AC shall review based on the conformance of style, detailing and use of materials with the proposed architectural style. However, the AC may deem a certain DAS to be inappropriate and not approve based solely on the proposed style.
- A minimum of 20% of rear exterior wall surface shall be windows and door groupings.

If proposed residence is deemed CSS:

- The total exterior wall surface of a residence shall be covered with a minimum of 25% brick and/or stone, and shall be present on both the front and rear elevations.
- 50% of garage door exposure shall be side-loaded.
- Roofing materials shall be approved by AC.
- A minimum of 20% of rear exterior wall surface shall be windows and door groupings.

Building Envelope

See **Building Envelopes** document.

Driveways

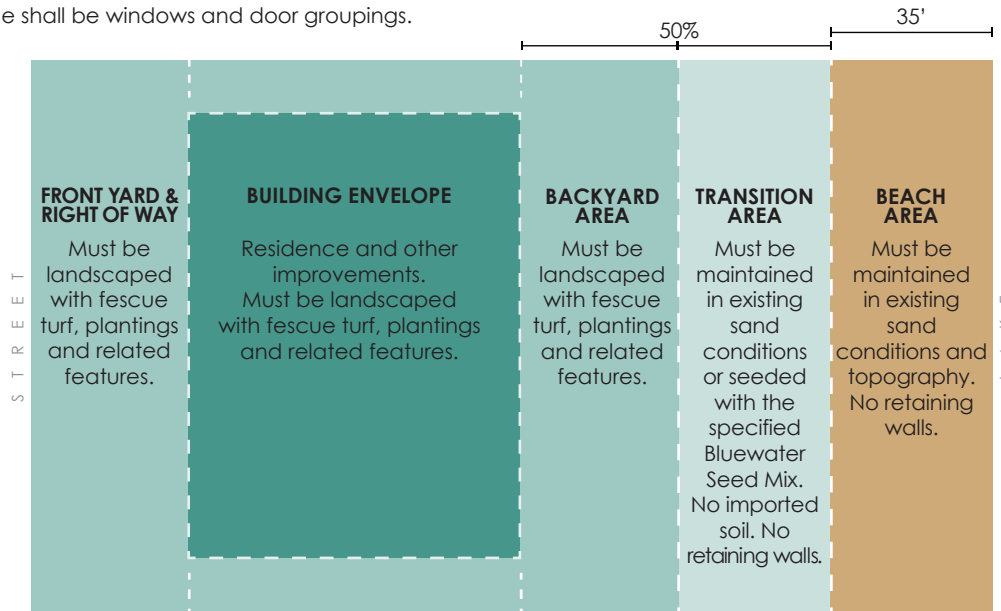
All driveways shall be constructed of concrete and/or paving stones, except that the approach between the sidewalk and curb shall be constructed of concrete. Additionally, the maximum approach width shall be 22' (area between street curb and front property line).

Fencing

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

Landscaping

The landscaping plan must be submitted to the AC with the proposed residence plan and must include a minimum of three (4) 2 1/2" caliper trees in the front yard. To promote the principles of site consistency and conservation, the following guideline related to landscaping, turf and soil has been established:



BLUEWATER

Estate Overview



Lanoha Development Company

402.289.5528

lanohadevelopment.com