

## Villas of Bradford Shores Design Standards

### **Minimum Square Footage:**

First Floor 1,800 minimum (to allow for more attention to exterior detail).

No Two Story plans or elevations will be permitted. 1.5 Story ok, 80% sqft on 1<sup>st</sup> flr.

No elevation or plane may extend above the first floor. Dormers are ok.

### **Exterior Materials:**

All plans will be reviewed by an Architectural Control Committee for compliance.

Brick is required to cover at least 50 % of the front elevation. Colonial Brick Corp's:

Mohak Clinker, std., General Shale's: Marley Tudor, mod, Glen-Gery's: Bayhill, mod.

Stone if used must be a 50% -50% mix of Buechel's Palace Blend & Victorian Blend.

Buechel Fon Du Lac Castle Rock, Buff Grey, Large pc may be used for accents only

Brick must be wrapped 2' or taken the length of the side so as not to appear as a veneer.

No Limestone coins may be used, Keystones should be rock faced, Brick or stone.

Cedar Siding 11/16"x8" beveled w/6" exposure.

Wood Fiber Composite with wood grain, a substitute to cedar (Cemplank or Hardiplank).

Siding Color may be chosen from 6 neutral colors in Acrylic Latex from Weiss Prestain:

Sherwin Williams: Light Cork -SW3033, Sand Castle -SW3006,

Olympic: Sandstone, Beachwood, Monterey Gray, Heritage Blue

Roofing Shingles: Estate Grey, Colonial Slate or Driftwood 30yr + Architectural Shingle.

Facia and Soffit may be Aluminum.

Windows must be clad Pella (Putty or Tan), Anderson, Marvin or equal-(No White).

Shutters: louvered, raised panel or plank (1x4 window trim allowed).

Garage Doors must be wood grained embossed panels. Designer Doors are okay.

Chimney must be masonry if on outside wall. Direct Vent okay but no "sheds" on sides.

### **Design Guidelines:**

Architectural approval is required on all plans and must be obtained before excavation.

Submittals must include drainage, landscape, foundation & floor plan, & all elevations.

No elevation plan may be duplicated on a neighboring lot or on a lot directly across the street. Reversed plans and end loading garages are not considered a design change.

Design to an Old English Cottage look. Hip roofs are required on ends.

A single gable may not be the most forward or prominent feature of the front elevation.

Front loading garages may not extend more than 8' in front of main section of house.

If garage is to hold three or more vehicles then one stall must be staggered.

No roof pitch less than 8/12 will be permitted.

No blank elevations permitted. False shutters ok. No diamond-shaped window grids.

Square and, or round columns 8" square or larger if used. No turned Posts allowed.

### **Landscaping:**

Irrigation timers must be located outside of each villa for easy access by landscape crew.

Must use Hunter or Toro timers and sprinkler heads.

Entire yard must be sodded. Must plant 4 trees (8' tall & 4" caliper Minimum).

Foundation plantings will be required around entire perimeter.

No perimeter fencing, pools, docks or detached buildings.

Must install ACC approved buffer across the street from villa to protect septic area.

Must install 2" rock along shoreline, 15' wide. Weed barriers, if used, must be porous.

### **Buyer/Builder Signed Acceptance of all above design stipulations:**

X

Name: \_\_\_\_\_

Date: \_\_\_\_\_