

# CREEK'S EDGE



## Architectural Design Guidelines - Summary

### 1. Minimum Square Footage

- A. One Story Ranch Style Dwellings. No one story, ranch style Building, built on a slab or on a crawl space, or on a non-walkout basement or pit basement, shall be permitted on any Lot unless the Enclosed Floor Area of the ground floor thereof (the main floor thereof) exclusive of open or enclosed porches, patios, garages and any basement space or cellar space contains not less than one thousand eight hundred (1,800) square feet.
- B. Ranch Style, One Story One Family Dwelling With Walkout Basement. No ranch style, one story Building, shall be built on a walkout basement (a basement from which one may “walk out” onto the immediately adjacent surface of the ground) on any Lot, unless the Enclosed Floor area of ground floor thereof (the main floor thereof) exclusive of open or enclosed porches, patios, and garages, and exclusive of any space in the said walkout basement, contains not less than one thousand eight hundred (1,800) square feet of finished space.
- C. One and One Half Story or Two Story Buildings. No one and one half or two story Building, shall be permitted on any Lot, unless the Enclosed Floor Area thereof, exclusive of open or enclosed porches, patios, and garages, and exclusive of any space in any basement (whether or not a walk out basement), and exclusive of any space in any cellar, shall contain not less than two thousand (2,000) square feet of finished floor space.
- D. Split-Level, Tri-Level, or Multi-Level Homes. No split-level, tri-level, or four-level building, or multi-level building shall be permitted upon any Lot, unless the Enclosed Floor Area thereof, contained within all levels of such Building, shall contain not less than two thousand (2,000) square feet of total finished floor space, excluding any space in open or enclosed porches, patios, or garages and any space in the basement

(walkout or non-walkout) or cellar, but the floor accessed by the front door at ground level or the ground level front yard shall be the main floor or a split level home.

## **2. Landscaping**

Sod is required in the front yard of each home and the side yards of corner lots. The front yard is defined as that area commencing at the front corners of the home, extending out to the side lot line, then forward to the curb. Three (3) deciduous, evergreens, or ornamental trees, with a minimum 3" caliper (measured 3 feet above the top of the root ball), must be placed in the front yard. A planting bed with at least six (6) three-gallon shrubs must be included in the landscaping plan. An irrigation system must be installed for the front yard of each lot and the side yard of corner lots. All landscaping must be installed within 30 days of occupancy, except for homes first occupied between November 15 and March 1, when such installation must occur by May 1.

## **3. Fences – Privacy Fencing Prohibited!**

All fencing must be approved prior to installation. Fences must be either four feet (4') or six feet (6') in height (which shall be the maximum height). No wooden fences, vinyl fences, woven wire fences, chain link fences, wire fences, or chain fences shall be permitted. All fences must be wrought iron or wrought iron-look.

## **4. Roofs: Pitch, Color, and Specifications**

- A. Roof Pitch. All Buildings placed within each Lot must have a pitched roof and such roof must rise or fall not less than eight feet (8') within each twelve feet (12') of horizontal distance (which is to say that each roof placed on a Building on any of the Lots must be pitched on at least a 8:12 roof pitch basis). The Developer may, however, change the roof pitch requirement of this Section A for any Building or any Lot if the Developer concluded that the architecture of the proposed Building supports a less than 8:12 roof pitch.
- B. Roof Materials. The shingle colors for shingles on the roofs of the Buildings on each of the Lots must be weathered wood, charcoal, dark grey or black. No red, green, white, or other colored roof may be installed. The shingles must be architectural grade shingles.

**5. Exterior Finish Materials and exterior Finish Items**

Each Building on each of the Lots must be constructed with exterior finish materials, items, and components (including exterior finishes, exterior walls and roofs, gutters, downspouts, windows, doors, shutters, and all other exterior components) which are approved, in advance of use, by the Developer, the Board of Directors of the Association, or the Architectural Control Committee, whoever then holds the architectural control powers pursuant to this Article VII, the exterior finish materials for each Building must include only materials as follows:

- A. **NO VINYL SIDING SHALL BE PERMITTED TO BE INSTALLED ON ANY BUILDING IN ANY LOT UNDER ANY CIRCUMSTANCES.**
- B. Exterior finish materials must consists of stone, brick, Dryvit (or other approved EFIS materials, meaning synthetic stucco materials), or stucco.
- C. James Hardie plank or its equivalent (meaning concrete siding plans comparable to James Hardie planks). All of which must be approved prior to use pursuant to the architectural control powers provided for by this Article.

**6. Disclaimer**

The Developer has broad powers in administering the architectural review criteria. Its decisions are legally enforceable. Home Builders and property owners are advised that the preceding is a summary of Declarations of Covenants and Restrictions for Creek's Edge. It is provided as a convenience only; not a substitute for the Declaration.

The full Declaration can be located at the Boone County Recorder's Office.

**Date and Time: 11/12/2013 at 01:34:14 PM**

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