

Avawam Estates Phase III Building Guidelines

Minimum Square Feet:

2250 sq. ft. for RANCH

2500 sq. ft. for 1 1/2 STORY with 1400 sq. ft. minimum for first floor

2500 sq. ft. for TWO STORY with 1250 sq. ft. minimum for first floor.

Garages: Side load only (2 car minimum) *Site topography may necessitate certain exceptions to be made.*

Foundations: No exposed foundations permitted (brick/stone)

Fencing: Not permitted on golf course lots.

Pools: No above ground pools (all fence enclosures must be approved) *No chain link fencing.*

Exterior: Minimum 80% Brick/Stone/Wood/Drivet/Stucco (quantities approved upon plan submittal)

Sidewalks: Not required

Landscaping: Two trees in front yard (6 ft minimum height) and eight total shrubs/bushes/plants- (minimum requirements)

Outbuildings: Not permitted

Mailboxes: BTPOA issued mailbox (link found on website) or brick mailbox to match the brick on the home

Driveways: Asphalt minimum

Roof Pitch: 7/12

Basketball Poles: None on front elevation facing street

Antenna: 18" maximum, no front elevation

Setbacks: FRONT 40 ft., SIDES 15 ft., and REAR 30 ft.

**Updated May 25, 2021*