

Gleneagles Phase 1B Building Guidelines

IMPORTANT: All plans must receive prior written approval from the Architectural Control Committee (ACC) before construction commences. Two (2) sets of plans and specifications should be submitted to the Boone's Trace, LLC for review. The ACC will return one set upon review and will retain one set on file.

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

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

Exterior: Minimum 80% Brick/Stone

Sidewalks: 4 ft. required

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

Outbuildings: Not permitted

Mailboxes: BTPOA issued mailbox (link found on website)

Driveways: Concrete 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*