

Sections 1-5 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:

2000 sq. ft. for RANCH

2200 sq. ft. for 1 1/2 STORY with 1500 sq. ft. minimum for first floor

2200 sq. ft. for TWO STORY with 1150 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: Material and layout must be approved by ACC

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

Exterior: Brick/Stone/Wood siding/Vinyl

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

Outbuildings: No more than one (ACC approval necessary)

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 70 ft. and SIDES 15 ft.

***Updated May 25, 2021*