

Tanglewood Farms Phase 1 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:

2750 sq. ft. for RANCH

3000 sq. ft. for 1 1/2 STORY with 1800 sq. ft. minimum for first floor

3200 sq. ft. for TWO STORY with 1600 sq. ft. minimum for first floor.

Garages: Side load only (2 car minimum)

Foundations: No exposed foundations permitted (brick/stone)

Fencing: Black 4 rail only (layout must be approved)

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

Exterior: Minimum 80% Brick/Stone/Wood

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

Barns/Outbuildings: Quantity/Design/Location (approval necessary)

Horses: Maximum 3

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*