

The Reserve at Boone's Trace 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:

1700 sq. ft. for RANCH

2000 sq. ft. for 1 1/2 STORY with 1300 sq. ft. minimum for first floor

2100 sq. ft. for TWO STORY with 1150 sq. ft. minimum for first floor.

Garages: Side-load only, attached (2 car minimum)

Foundations: No exposed foundations permitted (brick/stone)

Fencing: Must be approved

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

Exterior: Brick/stone or by approval of Phase IV

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

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: 22" maximum

Setbacks: FRONT 25 ft., SIDES 10 ft., and REAR 25 ft. REAR (golf course) 30 ft.

***Updated May 25, 2021*