

## The Fairways at Boones Trace (Phase I) Building Guidelines

**IMPORTANT:** All plans must receive prior written approval from the Pinnacle 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:** Attached, 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:** Brick 85% or more. No vinyl. Earth tone colors. All exterior colors to be approved or disapproved at the sole discretion of the Developer.

**Sidewalks:** To be installed and paid for by Builder per sidewalk plan

**Landscaping:** As required by Developer; no street tree requirements

**Outbuildings:** Not permitted

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

**Driveways:** Concrete for all walking surfaces and drives

**Roof Pitch:** 8/12 minimum

**Basketball Poles:** None on front elevation facing street

**Antenna:** 18" maximum, no front elevation

**Setbacks:** Per recorded plat. Must be approved by the Developer