

## SUMMIT MEADOW BUILDING STANDARDS

### I. Minimum square footage in living area.

- A. One level -- 1,400
- B. One level w/basement-- 1,400 main floor, plus basement
- C. Two Story -- 1,200 1st floor, 500 2nd floor; plus basement if applicable

### II. Exterior

- A. The front elevation shall be 100% brick and/or stone.
- B. The sides and rear elevations need to be the following:
  - 1. LP SmartSide or Concrete HardiBoard - Material must have a manufacturers' 5/50 year warranty.
  - 2. Board and Batt Vinyl Siding (48 mil thickness) - Must have a warranty for uniform fading, and a lifetime warranty to the original owner. No horizontal/lap vinyl siding will be permitted.
  - 3. Stucco or Exterior Insulation System (EFIS).
  - 4. Exceptions to these approved exterior materials will be reviewed by the Architectural Control Committee on a case by case basis.

### III. Additional exterior requirements.

- A. Laminated Architectural composition roof with a minimum 25 year warranty.
- B. Roof Pitch of 6/12 or greater.
- C. Windows in front of home on main level to be a minimum of 5 feet in height.
- D. Driveways – concrete with curb cut.
- E. Mailbox – per standard design furnished with approval letter. Location per Post Office requirements.
- F. Fences – 72” in height. Solid privacy fence with **support posts on inside**. Pickets shall be cedar or treated yellow pine. Placement of the fence must be approved, prior to installation.
- G. Landscaping – front yard shall be sod. The side and rear yards may be hydroseed/mulch or seed and straw. If grass is not established in 90 days, yard must be reseeded; appropriate shrubbery and two 6’–8’ trees in the front yard. (Landscaping to be completed prior to occupancy).

- IV. Storage buildings must be approved by the Architectural Control Committee. Building cannot exceed 160 sq.ft. in area or 8 feet in overall height. **Buildings will only be allowed with homes that have a 72" privacy fence.**

The purpose of these building standards is to assure a harmonious blend of style and quality throughout the subdivision. It is the desire of the Architectural Control Committee for Summit Meadow to be one of the City's finest subdivisions now and for many years to come.

If you have further questions, contact Ed Alden 889-4300.

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