

## **Building Standard Highlights for StoneGate Village West**

- Style of Home- Craftsman, Cottage, or French Country
- Minimum House size- 1300 sq. ft.; attached covered screened porches, verandas or wrap around porches can be counted towards total sq. ft. on approved plans
- Bungalow or "Storey and Half" - no two storey; either slab or basement
- Basement(if included) must have footings a minimum depth (around 6ft mark to be determined by the Engineer) in order to prevent homes from sitting too high above grade; fewer front steps look better
- Roof pitch- 8/12 to 10/12 preferred but may accept 6/12 dependant on style
- Shingles-dark color (asphalt shingle)
- Exterior Finishes: Hardie-type Siding or Stucco (no vinyl)
- All Exterior Material Colors and Styles (siding, stucco, stone, etc.) must be approved to ensure they are complimentary to each other
- All exterior trims, railings, brackets, eaves, windows, window casings, and garage doors, etc. – White(s)in color (no brown or black for example)
- Prefer Wood, Simulated Wood or Approved Color for Main Front Door
- Decking material-low maintenance (such as Trex or exposed aggregate) (i.e. no exposed treated lumber finishes)
- Window style in keeping with acceptable House Plans; i.e. panes, see examples
- Approved Landscape design
- Underground sprinklers required
- Fencing- not required, but if desired, must be black powder coated chain link or wrought iron. Same rules as rest of subdivision with trees, vines or hedges for privacy or wind break
- Garbage carts in garages or stored out of sight (not visible to neighbor)
- Off road parking sufficient for number of vehicles owned i.e. no parked RV's, etc.