

# Grandview Ridge Custom Lot Design Guidelines

## (Lots 99 -184, 186-199, 1-21 Replat 1)

### September 10, 2024

#### 1. Submittal Information

- a. Prior to receiving a certified surveyor's certificate for initial construction, you must submit one set of home construction plans and a plot plan. The plot plan is to include required street trees per the 'Street Tree Placement Exhibit' as well as sidewalk and driveway location with measurement labels. In addition, if any fencing, landscaping, or any other type of exterior improvement subject to architectural review is planned, a set of plans must also be submitted for review.
- b. Submit to: [Grandviewstates2024@gmail.com](mailto:Grandviewstates2024@gmail.com)

#### 2. Suggested Minimum Square Footage (Main Floor)

- a. Ranch: 1,600 sf
- b. Two-story: 1,200 sf
- c. 1.5 story: 1,400 sf

#### 3. Setbacks:

- a. Front: 25 feet (35 feet along George B. Lake Parkway, Lots 99 thru 107 & 177 thru 184)
- b. Rear: 25 feet
- c. Side: 5 feet
- d. Street Side: 15 feet (35 feet along George B. Lake Parkway, Lots 108, 133, 134, & 176)

#### 4. Sidewalks:

- a. Five (5) feet wide is standard. Six (6) feet wide along George B. Lake Parkway.
- b. Standard sidewalk offset 6.5 feet from back of curb, except along George B. Lake Parkway, which are offset thirteen (13) feet from back of curb.

#### 5. Driveways: Concrete only. No asphalt.

- a. Driveways are restricted to 20' width at curb along George B. Lake Parkway (Lots 99 thru 107 & 177 thru 184).

#### 6. Foundation/Stone:

- a. Brick stamped, painted.
- b. All foundations facing the street must be covered with brick or stone. This includes the side of home if facing street.
- c. Minimum of 35% brick, stone, or stucco on front of home.

#### 7. Shingles: Heritage II or equivalent: black or weathered wood color or as approved by the Architectural Committee.

#### 8. Siding/Exterior Color:

- a. No vertical sheet siding; horizontal lap siding only. Board and batten cement fiber board allowed as accent.
- b. No vinyl siding.
- c. Natural earth tones only. Any questionable colors must have Architectural Committee approval.

#### 9. Garage: 3 stall minimum

#### 10. Fencing:

- a. Wrought iron, or aluminum wrought iron look. No vinyl, wood, chain link or plastic. Black color
- b. Height: 4 foot minimum: 6 foot maximum. No fencing in the front yard.
- c. Must be approved by the Homeowners' Association.
- d. Any current wood/vinyl/chain link/plastic fencing when replaced must be wrought iron, or aluminum wrought iron look.
- e. Wind screens permitted, must be black. Homeowner must provide specifications of screen to HOA for approval. Should screen become torn or faded the HOA will request screen be removed or replaced.

#### 11. Outside Structures:

- a. No sheds are permitted.
- b. No dog runs are permitted.
- c. No visible trash bin storage pads/sheds on side of garage.
- d. Solar panels not permitted.

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12. **Street Trees:** See attached Street Tree Placement Exhibit.
13. **Sod:** All lawns to be fully sodded or landscaped. No seeding.
14. **HOA Dues:** Contact HOA for current dues.
15. **Mailbox Fee:** Amount: \$250. Payable to 204 FStreet, LLC.