



Summerwood Estates Building Requirements

Finished Square Footage:

Finished floor area excludes finished attics, garages, basements, or similar--Variances must be approved

- Ranch: 3,000 sq. ft.
- Reverse 1.5 Story Minimum: 2600 sq. ft.; Total not less than 4000 sq. ft.
- Two story residence: 5,000 sq. ft. total
- One and one-half story: 4,000 sq. ft. total; with at least 2,600 sq. ft. on main floor

Approval of Plans:

Approval must be received on all of the following items before building permit is pulled:

- Building plans
- Specifications
- Exterior materials
- Location
- Plot plan (must be prepared by Phelps Engineering)
- Lot grading plan (must be prepared by Phelps Engineering)
- General landscaping plan (minimum \$5,000)
- Exterior color scheme

Building Material Requirements:

Exterior:

- Exterior walls and appurtenances 4 sided stucco architecture or greater.
- Shutters must be constructed of wood.
- Thin-set or Full-depth Stone only.
- Exterior components such as porches, decks or lanais covered with high quality paint or stain.
- Exposed exterior foundations and walls shall be same color as residence.
- No air conditioning apparatus or unsightly projection may be affixed to front of residence.
- Chimneys on exterior walls may not be cantilevered and must have a foundation beneath.
- 8 foot foundation walls; 9 foot foundation walls on specs and models.
- At least a three-car garage.
- 4 Sided Trim: Trim color a different tone than main body of the residence on all four sides.

Doors & Windows:

- Windows and exterior doors: should be constructed of glass, wood, metal or vinyl clad, fiberglass, or any other materials approved; No windows or exterior doors may be silver or other bright finish.
- 8 ft. garage doors with architectural pattern.

Roofs:

- Grand Manor or Greater; Approved colors- Stonegate Grey, Gatehouse Slate & Colonial Slate
- All fireplace flues in chimneys shall be capped with a black or color-conforming metal rain cap

Exterior Structures:

- Approved Fences must be wrought Iron or similar with a maximum height of 4 feet. Stair-stepped.
- Decks must be constructed of Cedar; ground supports may be of treated wood.

Miscellaneous

- Uniform Address Plaques Required
- In-ground irrigation system required
- Fully Sodded Lot
- 2 trees in front yard, greater than 2" caliper-at least one Hardwood.

As of: July 06, 2018



Weichert
REALTORS
Graham-Welch, LLC