***SUMMARY OF BUILDING RESTRICTIONS***

Minimum residence size and other requirements for single family homes in Kirkland Crossing Subdivision.

**SETBACKS:**30’ Front, 12.5 Side, 25’ Rear  /  Corner Lots 30’ Front and 25’ Side Street

1. Not less than 1750 square feet for a one-story residence.
2. Not less than 2200 square feet in total area for a two-story residence or story and one-half.
3. Exterior walls shall be constructed of brick, stone, cedar, stucco, wood, fiber-cement or other high-quality natural materials or combination thereof. Soffits may be aluminum, Fascia to be wood or composite. Gable ends shall have a rake molding.

1. 20% masonry at front elevation.
2. There shall be consistent architectural use of building materials around all elevations of the home.
3. Steeper roof pitches are required. 8/12 unless approved by ACC.
4. 4" or larger trim boards or shutters are required on all windows and 6" cornerboards.
5. Front entry garages are allowed.
6. Above ground swimming pools are not permitted.
7. Sheds are not allowed.
8. Long term outside storage of work vehicles, boats, campers, trailers, etc. not permitted.
9. All building plans, landscape plans, exterior design must be approved by the ACC or his designated agent.

**This subdivision is open and you may build with the builder of your choice.**

**Additionally, there is no timeframe on when you need to build by.**