

## **Vintage Springs Building Guidelines**

These guidelines are not intended to be all inclusive, but a general overview of the requirements to begin the construction process. Any questions should be directed to the Architectural Review Committee.

1. Only Developers' selected and/or approved plans may be used.
2. Certain plans may not be allowed on selected lots to protect the integrity of the neighborhood.
3. Two copies of the following must be submitted prior to any work being performed:
  - a. Site Plan
  - b. Floor Plans
  - c. Exterior Elevations
  - d. Details of Exterior Primary Elements (i.e. columns, light fixtures, fans, etc.
  - e. Landscape Plan
  - f. Fencing Details
  - g. Exterior Colors  
Paint  
Brick  
Shingles
4. The following exterior items shall be appropriate to the Arts & Crafts design (contact the Architectural Review Committee for approved manufacturers list and detail sheets):
  - a. Shake Siding
  - b. Lap Siding
  - c. Brick & Stone
  - d. Windows
  - e. Garage Doors
  - f. House Numbers
  - g. Shingles
  - h. Exterior Light Fixtures
  - i. Mailbox

5. No diagonal lattice is permitted.
6. No vinyl siding or soffit materials are allowed
7. Foundation walls at front and porch elevations will be brick or stone, while other elevations may be changed to plaster.
8. No Exterior Insulation Finishing Systems are allowed
9. Each home owner will be required to plant the appropriate number of designated "street trees" (minimum 3" caliper) as located on the master plan.
10. Irrigation is required for landscape at least in front yard.
11. Driveway materials may include concrete, stained concrete, concrete pavers, and aggregate finished concrete.
12. Finish floor elevations must be a minimum of 16" and a maximum of 32" above existing grade. (Exceptions will be made for steep topography)

These guidelines may be altered without notice; therefore it is necessary to make sure that the current version is being used.