

Building Information

Minimum Size Requirements¹

1-Story Ranch: 4,200 square feet finished above grade

1 ½ Story: 4,500 square feet finished above grade

2 Story: 4,800 square feet finished above grade

Finished basement areas, garages, and open porches are not included in computing minimum floor areas.

HOA fees²

\$1,000 per year per lot

Setbacks and Build To Lines³

As depicted for each lot on the recorded plat OR a minimum as follows:

Front yard setback (Lots 1-11): 45 feet (per variance)

Front yard setback (Lots 12-36): 40 feet (per variance)

Side yard setback (Lots 1-27): 15 feet (each side), 30 feet total

Side yard setback (Lots 28-36): 15 feet (each side), 45 feet total

Street side yard setback (Lots 1-27): 40 feet (corner lot)

Street side yard setback (Lots 28-36): 25 feet (corner lot)

Rear yard setback: 25 feet

Miscellaneous Building Information

Each residence shall include a minimum of an attached three-car garage. No detached or front-entry garages permitted.^{4,7}

Traditional exterior materials such as brick, stone, brick veneer, or stone veneer or a combination of the above (no aluminum or vinyl siding or artificial stone).⁵

House designs must be timeless, traditional styles including, but not limited to, Colonial, Jeffersonian, Georgian, Federal, French Country, English Manor styles, or similar in nature.⁶

Sewer capacity fees have been paid by the developer. Lot owners are responsible for sewer tap fees and may contact MSD at (502) 587-0603 for more information.

¹ Page 20 of Declaration of Covenants, Conditions, and Restrictions, Section 3.3

² Page 26 of Declaration of Covenants, Conditions, and Restrictions, Section 4.7(a)

³ Page 20 of Declaration of Covenants, Conditions, and Restrictions, Section 3.4

⁴ Page 5 of Declaration of Covenants, Conditions, and Restrictions, Section 2.1(a)(ii)

⁵ Page 18 of Declaration of Covenants, Conditions, and Restrictions, Section 3.2(a)

⁶ Page 19 of Declaration of Covenants, Conditions, and Restrictions, Section 3.2(d)

⁷ Page 20 of Declaration of Covenants, Conditions, and Restrictions, Section 3.5

Information deemed accurate, but not guaranteed.