



# ARCHITECTURAL HOMES

BY ANDERS INC.

## HIDDEN CREEK DESIGN GUIDELINES

Great care has been taken in the design and construction of Hidden Creek to preserve the natural attractions of the site. We desire that the homes constructed in Hidden Creek will complement and enhance the beautiful setting. In evaluating plans, the Review Board will look for better overall quality and character without requiring homes so large they begin to detract from the natural features of the neighborhood.

The entrance to Hidden Creek will be planted with landscaped berms and mature evergreen trees to provide for an extended, Northwood's style entranceway that will enhance the overall rustic setting. The developer intends to encourage a variety of home styles that will respect the natural character of the neighborhood, such as arts and crafts, French country and lake cottage.

- **Minimum Size Requirements**
  - 1-story – 2,200 sq. ft.
  - 2-story – 2,800 sq. ft. total
  - minimum 1<sup>st</sup> floor – 1,800 sq. ft.
- **Building Setbacks**
  - Front yard – 50'
  - Rear yard – 24'
  - Side-yard – 25'
  - Side-yard corner lot - 50'
- **Garage**
  - Attached, 2-4 car garage required
  - Side entry
- **Roofing**
  - All homes shall have 40 year, 300#/square dimensional shingles, wood shakes, or slate
  - Ranch minimum pitch – 10/12
  - 2-story minimum pitch – 8/12
  - 1 ½ story minimum pitch – 8/12
- Lot owners are encouraged to construct the exterior walls and attached garage with brick, stone, wood, fiber cement board, or other natural materials approved by the Architectural Review Board
- Use of vinyl or aluminum siding is not allowed
- Same window and siding detailing on all four sides of the home
- Twenty percent of the front elevation must be brick, stone, or stucco
- Where masonry is used, it must be terminated at an inside corner
- Chimneys must be clad in brick, stone, or stucco
- Quality, well designed homes of varied sizes will be encouraged

## ARCHITECTS & BUILDERS