

## Centennial Acres Building Restriction Quick Reference Notes

Welcome to Centennial Acres! The intention of the restrictions is to provide a harmonious setting throughout the plat and protect owners' investments. During the planning stage please provide a copy of the Bylaws and these quick design review notes to your designer and builder to prevent a communication error of the requirements. Architectural Review must be approved by the developer before construction can begin.

**What to provide for Architectural Review: Tree Clearing plan, Site Plan, House Plans, Siding manufacturer and color, , completed Review Form. Send approval documents in PDF. Please allow up to 30 days for review**

The following are quick reference notes of Building Restrictions, but not limited to. Please refer to the Bylaws for all Use Restrictions and Building Requirements

### Site Requirements

- House Minimum Setbacks from property lines: Front 50ft, Side 20ft (50ft Total), Rear 50ft
- Tree Clearing: No tree clearing within 15 ft of side yard and 30 ft from rear property lines
- In-ground pools are permitted. Above-ground pools are not permitted.

### Outbuildings

- Outbuildings are permitted in accordance with township zoning regulations
- Exterior aesthetics must compliment be similar to home

### Minimum Size Restrictions:

- 1700 Sq Ft Ranch (main floor)
- 2000 Sq Ft 1.5 Story (1400 Sq Ft minimum on main floor)
  - o 1.5 story is defined by the Owners Suite on the main floor
- 2400 Sq Ft 2 Story (1200 Sq Ft minimum on main floor)
- 2 stall attached garage minimum

### Architectural Requirements

- Homes must have 30ft minimum of house width showing on front of residence, not including face of garage, a front of side loading garage may be considered as house frontage.
- Front loading garages may not be more than 15ft in front of residence. Angled and side loading garages may be allowed to exceed 15ft projection maximum.
- Siding Materials: Building and Siding Materials. Any dwelling, garage, or other structure built on a Unit shall consist of new and natural materials. Approved materials include brick, brick veneer, steel, stone, stucco, wood frame, wood trim or any combination thereof. Aluminum and vinyl siding are permitted
- Exterior Trim: Front of home shall have a minimum 3.5" trim around windows and doors.
- There is not a specific roof pitch requirement, though the roof pitches should similar and compliment the specific style of the home around all elevations.
- Siding Color: House color required for approval. Color shall not be similar to directly adjacent home. Colors for approval will be 1st come 1st serve when submitted with all required documents for review.

### Landscaping

- Landscaping plans must include a grass lawn between residence and the street in front of the residence, at least one 4-inch minimum caliper hardwood tree for every 5,000 square feet of grass lawn to the extent not naturally in place, and an automatic underground sprinkling system.
- Completed within 3 months of home completion and during landscape season (May-Oct)