

EXHIBIT 'F'
AREA, HEIGHT & SETBACKS

Product Type	Minimum Lot Width	Minimum Front Setback	Minimum Porch Depth	Minimum Square Foot of Porch	Minimum side Yard Setback	Maximum Height	Maximum Lot coverage	Minimum Floor Area	Materials
Zero Lot Line	40'	10'	7'	70 s.f.	0'/10'	2 Story plus attic	65%	1200 s.f.	Max. 25% brick or stone

Architectural Features:

Chimneys on the exterior walls of the home must be brick or stone.

Roofs must be single ridge hip with no more than 3 ridges.

Windows, seen from the street, are required to be wood, look like wood, or be wood with vinyl or aluminum cladding.

Each home must provide a porch.

Garage access must be from the rear of the house or lot.

Exposed rafter tails and corbels are encouraged.

Top of window can be no lower than 2' below the top plate.

Columns must be at least 6" X 6" wood or wood appearance.

Materials:

3 dimensional shingles. Metal roofs are limited to no more than 20%

Must be at least 75 % cementitious fiber board, no more than 25% brick or stone materials.

The exterior elevation of the three houses shall vary from each other in terms of color, architectural features, roof form, and combination of cladding materials as illustrated in the conceptual drawing on Exhibit C.

Landscaping

At least two (2) tree in front yard

At least 50% of foundation facing the street outside of backyard fence must be planted with shrubbery.