

Building Requirements

The intent of the restrictions is to provide a harmonious setting throughout the plat and prevent expectations from not being met. Upon closing of a lot, the architectural plans will need to be approved by the Summerset South Architectural Control Board.

Please refer to the above link of the entire Building Restrictive Covenants for further detail.

- There will not be a specific roof pitch requirement, though the roof pitches should be similar and support the specific style of the home all the way around.
- Homes must have 34ft of house width showing on the front of the residence, not including garage
- Garages: refer to 2.6 in the Restrictions. Front loading garages may not be more than ten feet (10') in front of the residence. Angled garages and side loading garages may be allowed to exceed 10ft projection of house at the discretion of the Developer.
- Building materials: refer to 2.3 in the Restrictions. Vinyl siding shall be permitted on all sides of a residence; provided that, board and batten on the front of any residence shall be fiber cement (or similar product) for twelve inches (12") on center minimum spacing. Aluminum soffit and fascia shall be permitted. Also, note * a minimum 3.5" exterior trim around the rear and side windows and doors will be required
- Fireplaces: refer to 2.15 in the Restrictions. If a fireplace is vented out of the roof, it shall have a chase with a stone veneer. Direct venting of a fireplace out of a wall is permitted only on the sides and rear of any residence
- Trees: refer to 2.5 in the Restrictions. All living trees existing on any lot shall be preserved as is reasonably consistent with the residential uses and construction on the property. No tree larger than 6" diameter may be removed without developer approval. Tree removal area must be shown on the site plan and approved by the developer prior to removal.

These are quick reference points. Please refer to the Declaration of Residential Use Restrictions for all requirements.

Minimum square feet:

Ranch - 1700sqft on the main floor

Story & 1/2 with master on the main floor - 2300sqft total, 1600 minimum on the main floor)

Two Story - 2600sqft total, 1300 minimum on the main floor

To ensure every home is conducive to the Summerset South architectural standard, each construction plan will be reviewed and approved.