

The Grasslands

Frequently Asked Questions

- 1) Minimum Square Footage: 1-story homes have a 3000 square footage minimum and 2-story homes have a 3000 first floor requirement with a total of 3500 square footage minimum. This does not include garages, patios or porches.
- 2) Driveways and Parking: All driveways and parking surfaces must be 10 feet wide from the street to structure, made of concrete and a 3-car attached garage is the minimum requirement.
- 3) Exterior: At least 80% of the exterior will be masonry, brick, brick veneer, stone or stone veneer. Hardi Board is not included in the 80%.
- 4) Secondary/Accessory Structures: 1 allowed and it must be 40% masonry/stone component that matches or compliments the primary structure and cannot exceed in size 60% of the primary structure. The secondary structure may be built at the time of the primary or after the primary but never before the primary structure has been completed.
- 5) Fencing: Fencing must be wrought iron, pipe, or similar and no taller than 6 feet or shorter than 4 feet and will be painted black. Privacy fencing exceptions will be approved by the ARC.
- 6) Time Frame to Build: No required time frame on construction
- 7) Setback: 40 feet from the property line, except Lot 15 as determined by the water thereon. The ARC reserves the right to require additional setback and directional angling requirements in order to maximize privacy throughout the property, including without limitation lots 1-5,8,16.
- 8) Wall Plate: Ceiling height is a minimum of 10 feet
- 9) Landscaping: Front yard Sod, 20-three gallon shrubs/plants and 2-thirty gallon, two-inch caliper trees.
- 10) Building Approval: All plans must be submitted to the ARC showing location of improvements, fences, landscaping, septic systems and water wells