

# EYRIE CANYON



## Summary of ACC Guidelines for

### Eyrie Canyon Phase # 9

- Minimum of 2,500 square feet; 2000 sf minimum on first floor of two-story.
- Windows: All window frames shall be of the anodized type, wood, vinyl or better.
- Stone, stucco or brick on the front of all homes. No wainscoting except with stucco. Exceptions may be given on an individual basis by the ACC.
- No vinyl siding.
- All roof metal must be painted and all roof penetrations should be on back side of ridge.
- Driveway lighting optional, but if desired it should be monument only to match the home. No post lights.
- Building elevations adjacent to common areas or on corners shall include architectural detailing comprised of roof dormers, brick, stone and stucco accents and enhanced window design.
- Garage: Interior finish: Taped, sanded and painted. Extra Vehicles: Enclosed only.
- All meters and air conditioning units must be screened by shrubs.
- All landscaping must be approved by the ACC prior to installation and completed within 30 days of completion (weather permitting).
- Retaining walls will be rock or masonry products only.
- All exterior colors must be submitted to and approved by the ACC prior to installation/application.
- Garages must be 3 or 4 car only.

- Fencing must be wrought iron.
- Setbacks: Single Level: 7.5' side yard; 20' front yard; 25' rear yard; 20' street side side yard. Two Story: 7.5' side yard; 20' front yard; 25' rear yard; 20' street side yard. Transitional: 7.5' single story side yard; 20' two-story side yard; 20' front yard; 25' rear yard. Lots bordering common areas treated as regular lot setbacks. Corner lots: 20' street side.
- Initial Association fees: \$300.00 set up fee and \$300.00 annual HOA dues
- ACC Review Fee \$500.00
- Builder to provide, on site, portable toilet during construction (not on sidewalk). Builder also to provide 4' x 8' box or dumpster to contain all debris with regular emptying. All jobsites will be kept clean.
- Builders and MLS Realtors shall be allowed periodic weekend open houses and shall not be allowed to establish any form of on-site marketing office or sales center. The only on-site sales center allowed shall be that designated by Developer.