



ACC Guidelines Summary

Description	Guidelines
Architectural Design	The overall design and theme is “Old World” or “French Country”. All other designs and themes are subject to ACC approval.
Setbacks	30’ front yard, 30’ rear yard, 10’ side yard on single level, 15’ side yard on two story, 20’ side on corner lots. All setbacks are subject to ACC approval even if standard setbacks are met. Setbacks will be approved on case-by-case basis. The maximum building height allowed is 35 feet per Eagle City Code.
Minimum Square Footage	2,500 square feet single level homes, 3,500 square feet two story homes with a minimum 2,000 square feet on the main level.
Garage Features	3 car min. Garage sizes, orientation, and approaches to be approved by ACC.
Data Wiring	Required as ACC rules & regulations.
Exterior Lighting	All front and side exterior lighting to be on a photocell or timer. Monument yard light is required.
Front Brick, Stone, Masonry, or Stucco	Minimum 25% required or as approved by ACC.
Siding	Stucco required as the main body of the home True lap siding may be used as accents only.
Roofing Requirements	Slate, tile or wood shingles.
Windows	Wood frames, black, almond, or sand colored vinyl frames only.
Chimneys	Required as an ascetic design element.
Driveways and Walks	All driveway and walkway approaches to be stamped and colored concrete, brick or stone pavers 4’-6’ behind sidewalk. Colored and stamped concrete accents are required on driveways and walkways.
Landscape Requirements	Extensive landscaping/requires ACC approval.
Fencing	Wrought iron only.
Basketball Hoops	Not Allowed.
Play Equipment	Only approved on a case-by-case basis. Wood structures only with earth tone finish and roof canopies. No skateboard ramps.
Shops & Sheds	Allowed but only at the original build time and must be integrated architecturally to the design of home. All storage areas must have ACC approval. No after market storage sheds.
Recreational Vehicles	Not allowed outside of the garage.
Dog Runs	Only approved on a case-by-case basis. Wrought iron fencing only. Location, size, and style to be approved by ACC Committee. Must be completely integrated and camouflaged from view.
Signage Requirements	Only designated “Shores” lot and open house signage will be allowed. Builders and MLS Realtors shall not be allowed to place any signs other than the approved signs on the site at anytime. The only on-site sales office will be that approved by the developer and is not to exceed more than one at a time.