**Brannon Estates at Sugar Pike Homeowners Association, Inc**

**New Home Minimum Building Standards**

December 22, 2012

This document is has been prepared to provide undeveloped lot owners guidelines relative to new home construction within the community, the construction process, and the finished landscaping of new home site lots. Building plans must be submitted to the architectural review committee (ARC) at least 45 days prior to construction for review and approval thereof. The ARC reserves the right to modify these standards when necessary based on the lot size, lot location within the community, and the desired home placement on the lot. The final ARC approved plans shall be signed and notarized by the homeowner and the President of Brannon Estates at Sugar Pike Homeowners Association.

1. The style of new homes must be traditional and similar to the architectural style of other homes within the community.
2. New home construction must be completed within 9 months from ground breaking. Completion shall be defined by the issuance of the certificate of occupancy of which the Board shall be given a copy. Landscape shall be complete 90 days from occupancy.
3. Building, landscape and grading plans including the elevation views shall be submitted to the Board at least 45 days prior to construction.
4. Slopes greater than 2/1 shall not be permitted.
5. Hours of exterior construction must be between 7:00 am to 7:00 pm Monday –Friday. Exterior construction is not permitted on weekends.
6. All construction and construction materials shall be confined to the new home site. Vacant lots are not to be used for the staging of materials. Construction waste materials must be removed from the construction site immediately following, if not before, the issuance of the certificate of occupancy.
7. Minimum square footage is 3,500 finished space under HVAC excluding the basement, garage, porches, or decks.
8. All exposed areas of the foundation shall be faced with brick or stack stone that complement the style and color of the home. House paint colors shall be earth tones and must be approved by the ARC.
9. Garages must be attached with a minimum of 3 and no more than 4 garage stalls; one stall front facing is permitted.
10. The roof pitch may not be less than 12/12 on main body of home.
11. Roofing shingles must be architectural style and an earth tone color. Some roofs other than the main one, for architectural purposes may be copper or anodized aluminum.
12. The color of rain gutters must match the house trim or may be copper.
13. Hanging or cantilevered fireplaces are not permitted. All fireplaces must be installed from ground or deck level up. Prefabricated F/P caps shall include a full shroud to conceal piping.
14. Architectural garage doors are required and must be consistent with the architectural style of the home.
15. Decks and porches visible from the street shall be consistent with the architectural style of the home and facing materials shall cover the exposed foundation.
16. Retaining walls must match the foundation material of the home.
17. Irrigation systems are required and must be capable of watering all exposed areas with sod and or foliage.
18. New grassed areas shall be sodded, (not seeded) and sod shall be Bermuda, Zoya or Centipede. Sod is required to the back building line of the house structure.
19. New shrubs shall be at least 3 gallon and trees shall be a minimum of 2” in diameter.
20. The installation of plantings and sod shall be consistent with horticultural industry standards.
21. All non-sodded areas with the exception of driveways and patios shall be mulched beds with plant material or trees and should be defined by trenching. Mulch material shall be shredded and dyed tree bark or pinestraw.
22. Silt and erosion control fencing shall be removed immediately after permanent landscaping has been installed.
23. Homeowners with oversized lots shall maintain them to the same standards that apply to all homeowners as defined in (Article IV Section 3) of the Architectural Standards within the Covenants.
24. Owners of undeveloped home site lots must keep them free of dead branches and other debris within the lot. Areas of undeveloped lots that run parallel with the street shall be graded 13’ back from the curb with sod installed and maintained pursuit to the ARC standard.