

# Twin Pine Farms Covenants at a Glance

- 160 Lots with Protective Covenants and Architectural Review
- Minimum House size:
  - Ranch : 2,100 s. f. minimum
  - 1 1/2 and 2 Story: 2,500 s. f. with 1,500 s. f. first floor minimum.
- Building Material Requirements:
  - Thin-cut face brick, stucco-type material, dryvit, stone, wood, Hardiplank Cedarmill, or Hardiplank Colonia Roughsawn. Staccato board is acceptable with specific Architectural Control Committee approval. It is recommended that the front elevation contain 2 different building materials.
  - Vinyl siding, fascia, and soffit are not allowed.
  - All windows shall be trimmed using casing or shutters.
  - Roof material shall be 30 year dimensional asphalt shingle, tile, or copper.
  - Roof Pitch 8/12.
  - Direct vent fireplace are not allowed.
  - Stone to terminate on an inside corner if possible.
  - Minimum of two windows on each elevation.
- Driveways: Concrete, asphalt, or brick pavers
- Garages and Shed:
  - Accessory sheds are allowed with specific Architectural Control Committee approval
  - Side entry attached garage.
- Fences are allowed with specific Architectural Control Committee approval
- In-ground swimming pools are allowed
- Private septic system & well
- Setbacks:
  - Street: 50 Feet
  - Side: 20 Feet
  - Rear: 20 Feet
- All lots shall have a standard lamppost and mailbox purchased through the Seller.