

*Below are some of the architectural guidelines. Please see the Hill Park Subdivision Covenants for additional details. Plans must be submitted to the Review Board:*

- ◆ Minimum House size: for lots 3, 4, 5 & 6:
  - ◇ Ranch: 2,800 s.f. minimum.
  - ◇ 2 Story: 3,500 s.f. with 2,200 s.f. first floor minimum.
  - ◇ 1.5 stories and split levels shall also total 3,500 s.f. No Bi-Levels permitted.
- ◆ Building Material Requirements:
  - ◇ Exterior Materials: Structural or thin cut face brick, natural or cultured stone, stucco, or EFIS system (Dryvit) wood or cement board siding.
  - ◇ No metal or vinyl siding.
  - ◇ Homes shall have at least one fireplace with exterior chase.
- ◆ Roofing:
  - ◇ Minimum main pitch for ranch: 8/12
  - ◇ Minimum main pitch for 2-story: 8/12
  - ◇ Materials: Slate, cedar shake or asphalt shingles, or similar products with prior approval.
- ◆ Garages:
  - ◇ Side entry, canted or courtyard attached garage required
  - ◇ 3 car minimum
- ◆ Setbacks:
  - ◇ Street: 50 Feet
  - ◇ Side: 25 Feet
  - ◇ Rear: 30 Feet