

Twin Pine Farms consists of 160 single family homesites, below are some of the architectural guidelines:

- ◆ 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
- ◆ Construction shall start the date the building permit is issued
- ◆ No fences except when an in-ground pool is constructed or for decorative landscaping purposes
- ◆ Building Material Requirements:
 - ◇ Thin-cut face brick, stucco-type material, dryvit, stone, wood, LP SmartSide or cement board.
 - ◇ Masonry material required on each home in an amount architecturally appropriate for the design.
 - ◇ NO metal or vinyl siding except fascia, soffit and gutters may be aluminum.
 - ◇ All windows shall be trimmed using casing or shutters. Casing shall be a minimum of 6" width. 6" wood or cement board corner boards & trim required on all outside corners, doors & vents.
 - ◇ Roof material shall be 30 year dimensional asphalt shingle, tile, or copper
 - ◇ Roof Pitch 8/12
 - ◇ Direct vent fireplace are not allowed without specific approval
 - ◇ Stone to terminate on an inside corner if possible
 - ◇ Minimum of two windows on each elevation
- ◆ Driveways: Concrete, asphalt, or brick pavers. Parking slabs along the driveway or side of dwelling are prohibited.
- ◆ Garages and Shed:
 - ◇ Accessory garages may be allowed with specific approval. 550 sq ft maximum.
 - ◇ Side entry attached garage required. Canted garages *may* be allowed with specific approval.
 - ◇ 2.5 car minimum. No more than 1 shed or pool house per lot
- ◆ Setbacks:
 - ◇ Street: 50 Feet
 - ◇ Side: 20 Feet
 - ◇ Rear: 20 Feet
- ◆ All lots shall have a standard lamppost and mailbox

