

- Harmonious Exterior Colors - a complete exterior color selection will be provided to the Committee as an integral part of the plans and specifications. The Committee may request samples of colors in order to determine their appropriateness. The use of earthtones which are harmonious with the surrounding natural environment will be encouraged.
- Metal Storm Doors, Storm Windows and Screens - the use of a colored finish other than the standard metal mill finish will be encouraged.
- Exposed Foundation Walls - exposed, unfinished masonry walls will not be acceptable as a standard architectural treatment. All exposed foundation walls will be painted or otherwise finished (i.e., brick, stone, exterior siding, cement stucco, etc.) with a color which is harmonious with the color of the exterior siding.
- Exposed Projections - all exposed exterior projections, such as flues, gutters, downspouts, rain diverters, chimney flashings, should be painted or otherwise finished with a color harmonious with the adjacent exterior surface. All metal fireplace chimney flues will be enclosed in a chimney chase for the entire exposed flue portion.
- Exposed Antennas - all exposed television and/or radio antennas should be installed straight and plumb on the rear-side of the house.

## II. MINIMUM FLOOR AREA REQUIREMENTS

- Calculating Minimum Floor Area - in calculating the minimum floor area requirement of any house, only heated and/or cooled area will be included (measured outside to outside). No area credit will be given for porches, garages, carports, breezeways, exterior patios or decks, or full or partial basements.
- Phase I Minimum Floor Area - the minimum floor area required on all houses in Phase I are as follows:
  - a. one story residence.....2,000 sq ft
  - b. two story residence.....2,400 sq ft  
(at least 1,200 sq ft of heated area shall be on the main level)
  - c. one and one-half story residence.....2,400 sq ft  
(at least 1,600 sq ft of heated area shall be on the main level)
  - d. split-level residence.....2,400 sq ft  
(at least 1,600 sq ft of heated area shall be on the main and upper level)