



## PRAIRIE GLEN

### ARCHITECTURAL STANDARDS SINGLE FAMILY RESIDENTIAL

#### **BUILDING REQUIREMENTS:**

- 1) Building size of Primary Residence (minimum sq/ft excludes basement, porches and garage)  
WEST OF MUNICIPAL
  - a. One story home – 2200 minimum square feet
  - b. One and one-half story home – 2500 minimum square feet
  - c. Two story home – 2800 minimum square feetEAST OF MUNICIPAL
  - a. One story home – 1800 minimum square feet
  - b. One and one-half story home – 2200 minimum square feet
  - c. Two story home – 2600 minimum square feet
- 2) Maximum roof height – 35 feet
- 3) Maximum horizontal expanse without a setback of 4 feet, or an angular change of at least 30 degrees – 40 feet
- 4) Garages – All dwellings shall have a garage with not less than a two-car capacity.
- 5) Outbuildings – All outbuildings shall have an exterior design compatible with the main dwelling, and be made of compatible materials.

#### **EXTERIOR CONSTRUCTION MATERIALS:**

- 1) Exterior wall materials
  - a. Horizontal wood – smooth or rough finish – maximum 6” exposure
  - b. Vertical wood board and batten siding – 1x3 batten maximum
  - c. If vinyl siding is used, it must have a thickness gauge of not less than .042”. Additionally, if vinyl or aluminum is used, \$2,000 in landscaping, exclusive of sod will be required.
  - d. Natural or cultured stone
  - e. Brick
  - f. Stucco or Dryvit accents only
  - g. Fireplaces must be full height in accordance with the 2000 International Building Code and constructed of all brick or stone on lots 3-28 and 92-105, inclusive. All other fireplaces may be constructed of approved materials as specified herein.
  - h. New materials- upon review and approval
- 2) Roofing
  - a. Wood shake shingles
  - b. Composition shingles (architectural required)
  - c. Metal standing seam roofs
  - d. No tile roofs
- 3) Fencing
  - a. Required fence styles shall be as selected by the Architectural Review Committee
- 4) Exterior Lighting
  - a. Lighting shall be used only in areas of pedestrian activity or vehicular traffic
  - b. Indirect lighting should be used whenever possible
  - c. Lighting should not produce excessive glare to pedestrian, vehicular traffic, other residence or open space
  - d. Colored lighting shall only be used as temporary holiday lighting



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- 5) Television and Radio Antennas – No exterior television antennas, radio antennas or dishes larger than 2 feet across are permitted.
- 6) Mailboxes – At Prairie Glen all mailboxes shall be the same style, material and size to be determined by the Architectural Review Committee

#### **REVIEW AND APPROVAL:**

All improvements at Prairie Glen (dwellings, buildings, accessory buildings, driveways, pedestrian walkways, fences, mailboxes, lighting, decks, patios and all other structures or landscaping improvements) shall be reviewed and approved by the Prairie Glen Architectural Review Committee.

*The information contained herein has been obtained from sources deemed reliable, but is subject to verification, change or withdrawal without notice and is submitted without warranty.*