

BROOKSIDE

RESTRICTION SUMMARY

- 2300 Sq. Ft. Minimum livable area for two story homes (excluding basement)
1900 Sq. Ft. Minimum livable area for ranch style homes (excluding basement)
- **Side load garages will be required** (front load garages will be approved only in hardship situations at developer's sole discretion).
- Brick, stone, fiber cement siding (that resembles wood), or wood siding required on the front yard facing elevation, including fascia that is not covered by the gutters.

Vinyl/aluminum soffit will be allowed (front yard facing elevations included).

- Landscape and mailbox restrictions similar to Cobblestones:

Interior Lots 2 street trees + 2 front yard trees required (total 4 trees)

Corner Lots 4 street trees + 2 front/side yard trees (total 6 trees)

Minimum street tree size = 2-1/2" caliper and 8' high

Minimum front yard tree size:

Shade trees = 2-1/2" caliper and 8' high

Evergreens = 6' high with proportionate width (nicely shaped)

- Sheds - Sheds will be allowed with proper permits (zoning, etc.) single story only – max. size 10' x 12' with exterior colors and shingles to match house. Vinyl siding is approved for all sides of sheds. Aluminum sheds are not permitted.
- Fences – Split rail fences are pre-approved. Privacy fences are allowed with developers approval.