

Design Requirements and Guidelines for Sagamore Pond

Dwelling Size/Minimum Standards

All residences shall conform to the following standards:

- All dwellings shall be used only for single-family purposes.
- The square footage of dwellings will be as follows:
 - 2,800 minimum square footage (Two story or story and half)
 - 2,000 minimum square footage (Ranch)
- Garages shall be attached, enclosed and shall be a minimum of 2 car. Side load and Courtyard garages are encouraged. Detached or “Carriage” garages are permissible in conjunction with attached garages.
- Driveways: 16’ minimum width at entrance to garage and three feet minimum off property line.
- Driveways may be asphalt, stamped concrete, concrete pavers, brick or a combination of any of the two. PLAIN CONCRETE DRIVES ARE NOT PERMITTED.

Landscaping

- A minimum of \$5,000.00 retail (\$3,750.00 Builder’s Cost) shall be spent on installed plant material at each lot.

Roof Pitch/Roofing Materials

- Roofs should slope at a minimum pitch of 8/12 front-to-back and 10/12 for front facing gable and hip roofs, except for specific design elements, such as, porches or as otherwise approved.
- Fiberglass or asphalt shingles shall be minimum 30 year dimensional shingles CertainTeed Landmark – “weathered wood”, or approved equal.
- Gutters and downspouts are required and shall drain to underground drainage. Flat roofs shall be no more that 10% of the roof area.

Exterior Materials

Most earthen-tone colors work well in tying together the continuity of the buildings. The intent is for the individual house to blend into the total image. Stains are preferred to paints. Roof colors should not contrast sharply with the rest of the house.

Exposed concrete block foundations are prohibited. A minimum two-foot (2'-0") high water table of either stone, cultured stone or brick shall be required on the front face of the home with a minimum two-foot (2'-0") return. Sides and rear shall be stucco or siding to grade.

- Siding and Trim (cypress/cedar/redwood): cedar shake, lap siding, tongue and groove siding, "Hardie-Plank" (Cement composite) siding is allowed. Other hardboard siding may meet with the approval of the Architectural Review Committee ("ARC"). Windows are to be wrapped with wood trim on all sides of home.
- Stucco: (Approval subject to application, texture and use of other primary, secondary or decorative treatments) External Insulated Finish System (EIFS) (Dryvit).
- Masonry: Natural stone, brick or cultured stone.
- Windows: Vinyl Windows are permitted, however, divided light or grilles are required on all windows.
 1. The following exterior materials are not approved for construction: aluminum or vinyl siding, decorative concrete block, concrete block (except for subsurface walls), fiberglass, logs (imitation or otherwise except for landscaping purposes), Fiberglass garage doors, and certain types or imitation stone and brick; fiberglass or asphalt shingles used as siding.
 2. High quality simulated stone and brick from natural material will be considered on their own merit by the ARC, but are subject to disapproval.
 3. Exterior colors, which in the opinion of the ARC, would be inharmonious, discordant and/or incongruous, shall not be permitted.
 4. Chimneys shall not be required; however should they be used they must rest on a foundation and extend above the roof (no dog boxes). No cantilevered chimneys. All chimneys shall be stone or brick as long as it is in keeping with the architectural design of the home.

The ARC shall have final approval of all exterior color submittals. Each Applicant must submit to the ARC as part of Final Architectural Review, an application listing the manufacturer and color of the roof, exterior wall treatments, shutters, trims, etc.

This document is intended to provide builders, Realtors and home site buyers with a convenient summary of the deed restrictions at Sagamore Pond. It is in no way intended to take precedence over the recorded deed restrictions which may be viewed at www.dehlendorf.com. Although the information contained herein is thought to be accurate, Dehlendorf & Company does not guarantee its accuracy or completeness.