WILLOW SPRINGS

ARCHITECTURAL GUIDELINES

Please refer to the Covenants for any further clarifications.

HOME SIZE REQUIREMENTS

A. Traditional Homes constructed on **LOTS 3-5, 8-9 BLOCK 1 AND LOTS 11-13, BLOCK 3:**

2200 sq. ft.	Above ground living space in any one-story or multi-level dwelling
2400 sq. ft.	Above ground living space in any one and a half dwelling
2600 sq. ft.	Above ground living space in any two-story dwelling

B. Traditional Homes constructed on **LOTS 10, BLOCK 3:**

2000 sq. ft.	Above ground living space in any one-story or multi-level dwelling
2200 sq. ft.	Above ground living space in any one and a half dwelling
2400 sq. ft.	Above ground living space in any two-story dwelling

C. Traditional Homes constructed on **LOTS 2, 7, 11 - 13 BLOCK 1 & LOTS 15-16 BLOCK 3:**

1800 sq. ft.	Above ground living space in any one-story or multi-level dwelling
2000 sq. ft.	Above ground living space in any one and a half dwelling
2200 sq. ft.	Above ground living space in any two-story dwelling

D. Traditional Homes constructed on **LOTS 1-9, 17 BLOCK 3 & LOTS 1 & 14 BLOCK 1:**

1500 sq. ft.	Above ground living space in any one-story or multi-level dwelling
2000 sq. ft.	Above ground living space in any one and a half dwelling
2200 sq. ft.	Above ground living space in any two-story dwelling

E. Villas constructed on **LOTS 15-20 BLOCK 1, LOTS 1-9 BLOCK 2 & LOTS 1-11 & 13-20 BLOCK 4**

1400 sq. ft.	Above ground living space in any one-story or multi-level dwelling







SETBACK REQUIREMENTS

A. Minimum Setbacks for **TRADITIONAL HOME LOTS:**

	Front Yard	Side Yard	Rear Yard	Maximum Height
Inside Lots:	25 ft.	7 ft. & 7 ft.	25 ft.	35 ft.
Corner Lots:	25 ft.	7 ft. & 7 ft.	25 ft.	35 ft.

A. Minimum Setbacks for **VILLA LOTS:**

	Front Yard	Side Yard	Rear Yard	Maximum Height
Inside Lots:	25 ft.	5 ft. & 5 ft.	25 ft.	35 ft.
Corner Lots:	25 ft.	5 ft. & 20 ft.	25 ft.	35 ft.

FENCING REQUIREMENTS

Approved Fence Types:

A. Ornamental Iron

B. 100% Vinyl

c. **BLACK** Chain Link

BRICK & STONE REQUIREMENTS

Villa Homes: **Minimum 50 sq. ft**. of brick or stone applied to the street side

Traditional Homes: **Minimum 175 sq. ft.** of brick or stone applied to the street side

ROOF PITCH REQUIREMENTS

6/12 Pitched Roof or Greater

Homes may have a lower pitched roof with written approval of developer to accommodate variations in design. Developer reserves the right to grant variances to these roof pitch requirements to accommodate variations in design, where the developer deem appropriete