

# Grandview Production Lot Design Guidelines

(Lots 1 – 98)  
March 21, 2024

## 1. Submittal Information

- a. Prior to receiving a certified surveyor's certificate for initial construction, you must submit one set of home construction plans and a plot plan. Plot plan is to include required street trees per the 'Street Tree Placement Exhibit' as well as side walk and driveway location with measurement labels. In addition, if any fencing, landscaping, or any other type of exterior improvement subject to architectural review is planned, a set of plans must also be submitted for review. The attached plan review form must accompany any submittal.
- b. Submit to: [Grandviewstates2024@gmail.com](mailto:Grandviewstates2024@gmail.com)

## 2. Suggested Minimum Square Footage (Main Floor)

- a. Ranch: 1,300 sf
- b. Two-story: 1,100 sf
- c. Multi-level: 1,200 sf

## 3. Setbacks:

- a. Front: 25 feet
- b. Rear: 25 feet
- c. Side: 5 feet
- d. Street Side: 15 feet (35 feet along George B. Lake Parkway, Lots 1, 11, 12, 29, 30, & 48)

## 4. Sidewalks:

- a. Five (5) feet wide is standard. Six (6) feet wide along George B. Lake Parkway.
- b. Standard sidewalk offset 6.5 feet from back of curb, except along George B. Lake Parkway, which are offset thirteen (13) feet from back of curb.

## 5. Driveways: Concrete only. No asphalt.

- a. Driveways are restricted to 20' width at curb along George B. Lake Parkway.

## 6. Foundation/Stone:

- a. Brick stamped, painted.
- b. All foundations facing street must be covered with brick or stone. This includes side of home if facing street.
- c. Minimum of 18% brick, stone, or stucco on front of home.

## 7. Shingles: 30-year Heritage II or equivalent: black or weathered wood color or as approved by the Architectural Committee.

## 8. Siding/Exterior Color:

- a. No vertical sheet siding; horizontal lap siding only.
- b. No vinyl siding.
- c. Natural earth tones only; white for trim only. Any questionable colors must have Architectural Committee approval.

## 9. Garage: 2 stall minimum

## 10. Fencing:

- a. Board on board wood, wrought iron, or aluminum wrought iron look. No vinyl (other than item d. below), chain link or plastic.
- b. Height: 4 foot minimum: 6 foot maximum. No fencing in front yard.
- c. Fencing along George B. Lake Parkway (Lots 1, 11, 12, 29, 30, & 48) must be wrought iron or aluminum wrought iron look and must be approved by Architectural Committee.
- d. Fencing along the rear lot lines only of Lots 49 thru 64 must be light tan 6' tall vinyl fencing and be approved by the Architectural Committee.

## 11. Outside Structures:

- a. No sheds are permitted.
- b. No dog runs are permitted.

## 12. Street Trees: See attached Street Tree Placement Exhibit.

## 13. Sod: All lawns to be fully sodded or landscaped. No seeding.

## 14. HOA Dues: Contact HOA for current dues.