



Minimum requirements for all homes within The Concession

- Maximum residential height: 35'-0", as measured from the crown of the road
- Minimum ceiling heights: 10'-0" for first floor, 9'-4" for second floor
- Examples of acceptable exterior wall finishes: wood, hardi board, stucco, brick, painted brick, cast stone
- Exterior finishes prohibited from use: exposed concrete block, foam trim, aluminum soffits
- Roofs are to be hip or gable, with a pitch of 4:12 minimum, 6:12 maximum (small portions of roof areas may be flat upon review/approval)
- Examples of acceptable roof materials: clay tile, cement tile, standing seam metal, slate
- Garages are to house a minimum of two cars, and a maximum of four cars and a golf cart
- Single garage doors are encouraged vs. double doors
- Garages are to have a side or motor court entry
- Pool screen enclosures are discouraged, however, if provided, are required to have perimeter embellishment
- Accordion or roll-up storm shutters are not permitted
- Windows are to have frames made of wood or vinyl, and can be clad with vinyl or metal
- No reflective or dark tinted glazing is permitted
- Each home is to have a minimum of three natural gas connections for major appliances
- Minimum landscape investment is to be equal to 5% of the construction costs for the home, or \$75,000, which ever is greater