

SUMMARY OF BUILDING RESTRICTIONS

Minimum residence size and other requirements for single family homes in Kirkland Crossing Subdivision.

SETBACKS: 30' Front, 12.5 Side, 25' Rear / Corner Lots 30' Front and 25' Side Street

1. Not less than 2000 square feet for a one-story residence.
2. Not less than 2400 square feet in total area for a two-story residence or story and one-half.
3. Exterior walls shall be constructed of brick, stone, cedar, stucco, fiber-cement or other high-quality natural materials or combination thereof. No aluminum, metal or vinyl siding is permitted.
4. Aluminum soffit and fascia is allowed.
5. Gable ends shall have a rake molding.
6. 25% masonry at front elevation terminating at an inside corner or wrapped around a corner.
7. There shall be consistent architectural use of building materials around all elevations of the home.
8. Steeper roof pitches are required. 10/12 on a ranch and 8/12 on a two-story unless approved by ACC.
9. 4" (or larger) trim boards or shutters are required on all windows and 4" (or larger) corner boards are required
10. Side entry garages are encouraged. Front entry garages are allowed.
Garage may not be more than 50% of façade.
11. Above ground swimming pools are not permitted.
12. Outbuildings/sheds are not allowed.
13. Fences must be maintenance-free and be 50% open. No barrier or chain link allowed.
14. Long term outside storage of work vehicles, boats, campers, trailers, etc. not permitted.
15. All building plans, landscape plans, exterior design must be approved by the ACC.
16. These restrictions are found in detail in Article 6 of the Kirkland Crossing Declaration of Restrictions:

This subdivision is open and you may build with the builder of your choice.

Additionally, there is no timeframe on when you need to build by.