

PROPOSED REZONE CONDITIONS
LEXES HOMES, INC.

WALTON COUNTY REZONE APPLICATION NO.: Z20110015

1. Neighborhood to be controlled by a mandatory Homeowner's Association with design and building covenants and restrictions.
2. Minimum Square Footage:
 - a. Ranch 2200
 - b. Two Story 2400
3. Country Asphalt Road 60' wide with ditches on each side of the street with a landscaped island at the entrance 100' wide and high backed 30" concrete curb. There shall be no curb, gutter, and drop inlets as the storm water will travel to the retention pond in the ditches along the front of the homes. The ditches shall be sodded.
4. Lots shall be graded for water to flow to the ditches and on to the pond.
5. Minimum lot size to be 1 acre with a maximum of 64 lots.
6. Minimum Yard Size:
 - a. Front 40'
 - b. Rear 40'
 - c. Side 15'
7. All homes shall comply with Walton County Specific Regulations for Single Family Dwellings in A, A-1, A-2, R-1, R-2 & R-3 Zoning Categories.
8. The minimum requirement is brick up to the water table on front and sides of the home.
9. Front porches shall have masonry face and pavers preferred but not required.
10. The masonry stoops and steps on front and side of home, minimum width shall be 5'.
11. Roofs shall have a pitch of:
 - a. 10/12 minimum on main body front to back
 - b. 9/12 minimum on ranch style homes
 - c. 12/12 minimum on pitch on accent gables unless approved by ARC

12. All dwelling facades shall be constructed of wood, siding, cement fiber siding, brick, stone, stucco, or other masonry type products. Vinyl and aluminum siding is prohibited.
13. Front and side chimneys shall be masonry; chimney's that penetrate the roof may be stucco, synthetic stone or shakes.
14. All garage doors must be side facing except on lots that are less than 30' from the property line to the garage door.
15. All yards shall be sodded.
16. All shingles shall be architectural shingles.
17. All homes shall obtain the approval of the ARC prior to beginning construction of the home. The Declaration shall provide design standards for not only the home, but the yard, fences, and retaining walls and a specific list of restrictions for the development.