ASHBURY HILLS

Ashbury Hills Estates

Design Guidelines (Lots 1-48)

SID # 340

<u>Plan Submission:</u>	House plan, plot plan, and exterior materials used must be submitted for approval in advance of permitting.
Square footage <u>Minimum*:</u>	Ranch: 2200 sq ft 2 Story: 3200 sq ft 1 ½ Story: Varies, approved individually
<u>Setbacks:</u>	Front: 30 feet Side: 10 feet Rear: 25 feet
<u>Siding/Color:</u>	No Vinyl No Vertical (batten separators ok) Neutral browns and grays ***other high quality options to be approved
<u>Doors/Windows:</u>	Glass only on storm doors. No exterior screen exposure on street-facing windows.
<u>Garage Doors:</u>	Approval required. Submit with house plans. The following are garage doors manufactured by Overhead Door Company allowable in Bridgeport. Equivalent products of other manufacturers will be allowed, but must be approved.

Courtyard Collection™	Allowed
Traditional Steel™	V5 Style Only
Signature Carriage™	Allowed
Thermacore™	V5, V10 styles only
Carriage House Collection™	Allowed
Impression Collection™	Allowed

<u>Garages;</u>	Executive style garage: 2 or more bays angled 90 to 115 degrees from the plane at the front of the home. Depending upon architectural style, a dominance of stone or brick on the front facade of home**

<u>Facade/Roof:</u>	Facade: 50% Brick or Stone Roof (All): 30yr Heritage in Weathered Wood or Black **ALL OTHER TO BE APPROVED**
<u>Foundation:</u>	Side yard foundation adjacent to the street must be brick/stone.
<u>Outbuildings/Sheds:</u>	NOT allowed

<u>Fences:</u>	All fence designs must be approved by the developer.
	Materials Allowed:
	    Aluminum, Steel, Wrought Iron - BLACK ONLY
	    Some vinyl - "Adobe" color only
	Materials **NOT** Allowed:
	    Wood
	    Chain Link

HOA Fees:	$1,500 Amenities Fee, $400 Mailbox Fee

Project Management Services: NebHoldings LLC - cfosler@nebholdings.com
Homeowners Association Management: Betts Real Estate - kat@bettsrealestatene.com

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*Some leeway will be given, but it is important to achieve superior appearance to production-style home exteriors.