

*The Settlement at*



**Thomas Divide**

**Architectural Guidelines**

**Minimum Square Footage:** 1600 sq. ft. of heated living space for a one story home:  
1800 sq. ft. for a two story home.

**Setbacks:** No structure shall be built within 20 feet of any property line or the edge of any roadway easement. In case of hardship, the Declarant or Architectural Committee may grant a variance.

**House Exterior:** Exterior walls must be constructed out of brick, stone, solid wood, and/or concrete solid board, and shall conform to an earth tone color scheme.

**Vegetation:** Trees can be cut only for construction of home or outbuildings. Any other tree removal must be done with approval of Declarant or Architectural Committee.

**Animals:** Horses can be kept at the equine facility, or on personal property where there is space for property owner to build a barn with a dry lot, and/or fenced pasture. Any normal family pets, including and not limited to cats and dogs are allowed on lots, with the proper care and restraint.

**Fences:** Chain link fencing shall not be allowed. Natural wood materials are required, and any fencing for privately kept horses must be consistent with the fencing currently used for the community pasture land. Invisible fencing is permitted.

**Driveways:** Driveways to be gravel to match roads unless paving is necessary for steepness of slope.

**Ancillary Buildings:** All additional structures located on the building lot must be designed as an integral part of the house site, with finishes and colors to match the existing house. The primary residence must be completed before additional separate structures are built.

**Vehicular Storage:** Boats, motor homes, trailers etc. shall be located and screened so that they are not visible from the adjoining common areas, roadways or private yards. Any tarpaulin used must be of earth tone color only.

**Lighting:** All exterior lighting is discouraged, except for what is needed for safety purposes to enter the house. All exterior lighting plans should be approved by the Declarant or Architectural Committee.

**Subdividing:** No portion of any lot shall be subdivided other than by Declarant.

**Utility Equipment:** Outdoor trash enclosures are required. Garage service area, heating and air conditioning equipment, electrical meter and trash containers shall be screened with appropriate materials.

**Construction Completion:** Construction time shall not exceed one year upon groundbreaking unless otherwise approved by the Declarant or Architectural Committee.

**Satellite Dishes/Antennas:** These devices must be approved by the Declarant or Architectural Committee prior to installation, and screened as much as possible from view.

**Utilities:** Electric and telephone will be placed underground where ever possible.

**Architectural Review:** A site and house plan must be submitted to the Declarant or Architectural Committee before any construction commences. All plan review must be completed within 45 days.