

VAL VISTA
Construction Guidelines
RECOMMENDED DESIGN REQUIREMENTS AND MINIMUM SIZES

To protect the value of Val Vista and provide design consistency, all home plans must have the approval of the Declarant of the Val Vista covenants. The following guidelines have been set for construction of single family residences at Val Vista:

Plan approval:

- One set of Construction plans and 1 plot plan that includes foundation and drive elevations

Setbacks: City of LaVista setback requirements under this zoning are

30' Front	7' Side
30' Rear	15' Street Side

Sizes & Styles: (Recommended Minimums)

MAIN AREA HOMES

<u>1 ½ & 2 Story Homes</u>	<u>Ranch Homes</u>
1,100 sq. ft. Main Floor	1,600 sq. ft. Total
1,900 sq. ft. Total	

SCHOOL AREA HOMES

<u>1 ½ & 2 Story Homes</u>	<u>Ranch Homes</u>
900 sq. ft. Main Floor	1,500 sq. ft. Total
1,800 sq. ft. Total	

Roofing:

- Asphalt shingles, WEATHERED WOOD COLOR,

Chimneys:

- Front & street side is to be clay-fired brick or stone. All other sides can be covered with wood or vinyl siding unless fireplace is direct vent

Fence:

- Permitted with Declarant approval only. No more than six (6) feet in height. Fences backing to Giles Road, must be Tan vinyl, all other property exterior may be wood or wrought iron.

Exterior:

- Brick foundation fronts and street sides minimum
- 6/12 pitch roofs and above
- Brick pillars at garage

BUYER