



Steeplechase Country Estates ARC Guidelines

Version: ARC08.08.01

General

- No improvements shall be constructed, erected, placed, altered, maintained or permitted on any of the property, nor shall any construction or excavation whatsoever be commenced or materials, equipment, or construction vehicles be placed on any lot until plans and specifications with respect thereto in manner and form satisfactory to the ARC. (ref article VII section 7.1)

Homes

- Minimum of 2000 sq feet. (ref article VII section 8.1)
- 70% masonry product on exterior of building. (ref Exhibit "A" - 4)
- No wood shake roofs.
- Exterior painting colors must be submitted. (ref article VII section 7.1)
- Driveways are to be concrete, pavestone and/or solid concrete material as approved by ARC.
- Construction completed within 1 year. (ref article VII section 8.2)

Fences (ref article VII section 8.13)

- Cannot obstruct view from property to property.
- Only farm style fences along property lines.
- All in ground pools require a wrought iron, chain link fence or approved permanent child safety fence around pool.
- 6' privacy fence / lattice must be inside property lines, no further forward then the middle point of main house and no more then 20 feet from the back of main house. And no closer then 15' of property line(s).
- All wood privacy fences / lattice must be of natural wood color and or wood stain. No colored paints.
- Maintenance of all wood materials must be kept in good condition and repair and subject to be maintenance and/or torn down. (ref article VII section 8.3)

Additions / Storage

- Any building over 144 sq ft requires foundation (12x12).
- All building over 400 sq feet must meet exterior home guidelines. (ref article VII section 7.1)
- All construction must be completed within 180 days. (ref article VII section 8.2)

Landscaping / Drainage

- All drainage must be of natural topography for water to flow front or back of homes based on location of lot with out redirecting water directly towards other lots. (ref article VII section 7.1)
- Erosion control must be placed around perimeter of any construction that is to be done on a lot.
- Landscaping must be completed within 180 days of the main structure being completed. (ref article VII section 8.10)

Construction

- Erosion control must be placed around construction area.
- Trash / Dumpster on site.
- Port O Potty on site.
- Street address with a General Contractor contact number placed on property during construction. (ref article VII section 8.14)