

DIXIE SPRINGS BUILDING STANDARDS

Effective: 18 Aug 2018

CONTENTS

Dixie Springs Building Standards.....	1
Square Footage.....	1
Building Height.....	2
Roofs.....	2
Exterior cladding color.....	2
Trim color.....	3
Exterior cladding materials.....	3
Front Elevation.....	3
Window Awnings.....	4
Walls/Fencing.....	4
Gates.....	4
Landscaping.....	4
Garage door colors.....	4
Sheds.....	4
The Design Review Certificate.....	5
Plan Submittal.....	5
Remodel.....	5
Disclaimer.....	5

EARTH TONES

In this document, earth tones are defined as colors having some brown in them. Colors such as white and grey are not considered earth tones.

SQUARE FOOTAGE

The main floor must have a minimum of 1,800 square feet for single story homes. Homes with more than one story must have a minimum of 1,600 square feet on the main living area, with a total of 2,600 square foot for all floors.

BUILDING HEIGHT

The building height must be no more than 35 feet as measured from the sidewalk. If the sidewalk slopes, then the difference between the high and low ends of the sidewalk marks the base line from which the 35 foot building height is measured.

ROOFS

- Roof design and colors must be submitted with the design document.
- All roofs must be tile and sloped on the main dwelling. Partial metal roofs are allowed as an accent. Flat roofs and total metal roofs are not allowed.
- The color will be such that it blends with the home and the neighborhood.



The tile samples above are some examples of allowed blended barrel roofs.



These are some examples of flat-tile roofs that are allowed.

EXTERIOR CLADDING COLOR

- Only earth tones are allowed.

- The primary colors, red, blue and yellow are not allowed.
- Submit your color samples/information for approval.

TRIM COLOR

- All trim colors should be in earth tones.
- All trim colors must be submitted for approval.

EXTERIOR CLADDING MATERIALS

- Vinyl and metal siding are **NOT** allowed.
- Stucco is allowed and must be earth tone.
- Rock, brick, wood (real or composite) to compliment the home and blend with the neighborhood are allowed.
- Wrought iron detail is allowed.
- Fiber cement board (hardy board) accents are allowed.
- All materials must be submitted for approval.

FRONT ELEVATION

Front elevation must contain detailed architecture which may include:

- Rock
- Brick
- Stucco covered foam trim
- Wrought iron
- Wood (real or composite) or other by approval
- Window details may include by are not limited to the following: Trim around the windows, shutters, eyebrow window or awning detail, headers and sills. See the section on approved awnings.
- Under soffit detail may include by are not limited to the following: Corbels, rafter tails, knee braces, foam trim etc.

WINDOW AWNINGS

The following are approved awnings. All awning designs must be submitted for approval.



Wood with matching roof tile



Wood and rafters



Copper with iron hardware

Cloth awnings are not allowed

WALLS/FENCING

All wall designs must be submitted for approval.

Walls must be earth tone.

Block walls with some wrought iron are allowed. Black or brown wrought iron must be used.

NO vinyl, wood, chain link, wire, plastic, or other such materials.

The wall height is no more than 6.5 feet from grade.

GATES

Gate design must be submitted for approval. Gates must be iron or metal.

LANDSCAPING

The landscaping plan must be submitted for approval. Landscaping must have some live plants.

GARAGE DOOR COLORS

Garage door color must be submitted for approval. Garage doors must complement the color of the house and must be earth tone. For all other colors, submit for approval.

SHEDS

If the shed is built on site and is a frame built shed, it must use stucco for siding that matches the stucco color of the home.

Metal sheds are not allowed.

Roof tiles matching the home are preferred.

You must submit the shed for approval before it is installed or placed on site. Submit a picture of the shed and information about the manufacturer or provide building plans.

The shed must be placed in the side or back yard.

If you build a cover for your RV, boat or ATV, the plans must be submitted to the ACC for approval. The cover must be in a walled side yard behind a gate. The cover can be a structure to shade the top using a material like Alumiwood.

RVs, boats, ATV and other recreational vehicles must be parked in a walled side or back yard behind a gate.

THE DESIGN REVIEW CERTIFICATE

Filling out the design review certificate will help you cover the standards, but it does not relieve the responsibility to comply with these standards.

PLAN SUBMITTAL

Please submit your plans with the completed and signed Design Review Certificate and payment. The certificate is available at www.dixiespringsacc.org

REMODEL

Any changes made to a home must be submitted to the ACC for approval and must follow these building standards.

DISCLAIMER

The building standards are based on the CC&Rs as of June 16, 2017.

These building standards may be added to and amended without notice.

Because some building color or detail (or any other aspect of a plan) was allowed in the past, this does not mean that it must be allowed again (ref. CC&Rs).