

February 13, 2008

## BRIGATA HILLS, VALPARAISO, INDIANA

### ARCHITECTURAL DESIGN GUIDELINES

1. House plans may not be repeated within Brigata Hills, including reversed or opposite-hand building plans.
2. Building elevations of homes facing the street on corner lots shall each be treated as a front elevation.
3. The minimum roof pitch for houses, including garages, shall be 6:12. Garage roof pitch shall match that of the house. Shed roofs, except at dormers, are not permitted.
4. Roofing color may not duplicate that of abutting neighbors.
5. Frieze boards shall be extended around the entire perimeter of the house at all eaves and roof overhangs. A minimum 4" wide wood frieze board or a projecting rowlock or soldier course is required where face brick or stone abuts the eave.
6. Where face brick or stone veneer is used on any elevation of the house, the stone or brick must return at the sides a minimum of 24". Masonry returns shall run to any intersecting house wall if it is less than six feet away.
7. Windows in living space areas at the front elevation must be at least five feet in height.
8. No more than 6" maximum of exposed foundation walls is permitted.
9. The existing grades of the site shall not be adversely modified to accommodate a walkout basement.
10. Swales or other grading measures shall be made so as not to block the natural flow of surface drainage.
11. Drawings prepared by plan services shall be professionally modified to indicate only those details and materials proposed by builder. Details shown on the plans and elevations will be expected to be included in the finished home.