

Density & Unit Mix

1. The number of units shall not exceed 300 or 4.5 dwelling units per acre.
2. The mix of single-wide units and double-wide units shall be consistent with the Concept Plan with the following percentages:
 - a. 16x76 Single-Wide – 25%
 - b. 18x80 Single-Wide – 42%
 - c. 32x52 Double-Wide – 33%

Design Standards & Lot Landscaping

3. Double-wide shall be oriented so that the front (longer side) faces the street.
4. Single-wide homes with the longer side parallel to internal streets and open spaces shall be situated so that the front faces internal streets and open spaces have covered porches.
5. Acceptable skirting material includes brick, stone, fiber cement siding, or LP Smart-Panel siding. Vinyl skirting is prohibited.
6. Homes shall incorporate a minimum of 3 exterior architectural features:
 - a. Covered Porch on Two Sides or More
 - b. Stone Skirting
 - c. Stone Accent Other than Skirting
 - d. Color and Material Variation from Primary Siding using Stone, Brick, or Board & Batten
 - e. Roof profile variation on Two Sides or More
 - f. Window Treatments, Dormers, Transoms, Mullions
 - g. Post or Pilasters of Contrasting Color or Material to Primary Siding
7. Duplication of architectural elements, building profile, and color is prohibited among any group of four houses with a street running between the grouping.
8. Interior finishes shall include all of the following: wood cabinets, back splash in kitchen, all ceramic or equivalent bath fixtures (no plastic), fiberglass bath tubs (no plastic), upgraded or low-e coated windows, manufacture upgrade on insulation, stone look laminate in kitchen, decorative treatments on all windows.
9. Each house shall have one (1) three-inch caliper tree and shrubs totaling 15 gallons at the time of occupancy.

Open Space and Amenities

10. The amount of open space and number of amenities shall be consistent with what is depicted on the Concept Plan. The east half shall be built with the first 150 homes; the west half shall be built with the next 150 homes.
11. Owner of the MHP shall maintain open space and amenities, keep common areas mowed and clean of debris, and replace decomposed granite on trails as needed.

MHP Operations

12. Provide and maintain security cameras and license plate readers at both gated entrances.
13. Office shall be staffed with an on-site manager.
14. Security guard shall be on site 24 hours a day and shall patrol the MHP in a marked security vehicle at regular intervals.
15. Internal streets shall be maintained by the MHP owner.

Development Review

16. The applicant shall obtain Site Plan approval by City Council prior to construction of each phase.