

Regatta View Development Parameters

Definitions:

Building:

- A building is a single structure (building) divided to include two (2) units. A common (party) wall will existing separating each building into the two (2) units.

Unit:

- A unit is a single-family residences.
- One (1) of the two (2) units within a single building, shall have a common (party) wall separating it from its adjoining unit.
- Each unit (residence) shall have a minimum of 1,400 sq. ft. and include an attached two (2) car garage.

Primary Building Area:

- The area depicted on this drawing as the “**Limits of Primary Building Area**”. All buildings shall be located within the “**Limits of Primary Building Area**”.

Accessory Unit Area:

- The area depicted on this drawing as the “**Limits of the Accessory Use Area**”, which includes the “**Limits of the Primary Building Area**”. All unit amenities shall be located within the “**Limits of the Accessory Use Area**”.

Design Guidelines:

Garages:

- There will be a minimum of ten (10) units incorporating a side entry garage into their layout/site plan for this project (community).

Building separation:

- Each building shall be located to be no closer than 6 feet from its adjacent detached building.

Layout constraint:

- Each building adjacent to or directly opposite from one another is to have its own unique front elevation as compared to the adjacent to or directly opposite from building.

Unit amenities:

- Each unit owner shall have the ability to improve their rear or side yard within the limits of the **Accessory Unit Area**.
- Permissible amenities are as listed below together with such other and further amenities as may be approved by the HOA Board from time to time:
 - Patios
 - Deck
 - Pergolas

- Screened porch
- Sunroom
- Landscaping
- Garden
- Garden walls
- Retaining walls
- Sitting walls
- Hot tub and/or in-ground swimming pool
- Outdoor fireplace, fire pit and/or outdoor kitchen
- Outdoor/landscaping lighting
- Fences
- All other amenities not specifically listed above or subsequently approved by the HOA Board are prohibited.

Sidewalk:

- A five-foot wide concrete Sidewalk will be constructed along one (1) side of the proposed Dartmouth Way, a private roadway.

Roadway:

- The Dartmouth Way will be privately owned and maintained by the future Condo HOA.