

The Jewel Lake Architectural Review Board (ARB) sets forth the following guidelines for housing in the ***Reserve at Jewel Lake***.

1. Only one residence can be constructed per lot.
2. A one level style home will have a minimum of 1400 sq ft. heated and cooled finished area, exclusive of garages and porches.
3. A two story style home with full height walls on the second floor must contain no less than 1400 sq ft on the main floor and no less than a total of 2400 sq ft heated and cooled area excluding garages and porches.
4. The minimum roof pitch will be at least 6:12 with Architectural Sheet Metal panels.
5. The exposed sides of the house must be finished with Hardee Board, or wood lap siding. The soffit and fascia can be vinyl and aluminum. No vinyl, aluminum, T-111, plywood sided, modular or log homes allowed.
6. To preserve the look and feel of the reserve environment exterior colors will be approved by the ARB who will also provide homebuilders color swatches as guidelines.
7. Yards must be fully landscaped with irrigation systems installed front and rear. Approved sod will be used except when a professionally designed *XERISCAPE* design is used and approved by the ARB.
8. Driveways must be paved with concrete.