

GLOSSY IBIS DESIGN GUIDELINES

August 3, 2005

Revised September 1, 2016

1. Size and Massing

- No residence should be constructed on any Lot with less than 1,750 square feet of heated space, and a maximum of 3,500 square feet of heated space.
- Heated square footage should be limited to two habitable floors, and limited square footage on the third floor if integrated with the “attic” space of the roof.
- Homes are encouraged to be as close to grade as possible. Exceptions will be made where unique topographic conditions require increased elevation to obtain primary view (golf course topography).
- Under no circumstance will the tallest point of the roof line exceed 35 feet above the minimum finish floor elevation requirement of local building ordinances.

2. Landscaping

- The ARB may require additional specimen tree planting on Glossy Ibis lots. Emphasis will be placed on reestablishing a tree canopy on the street side of all lots.