



Emerald Crossing

Executive Covenants and Restrictions Summary

Single Family (R-2)

- Minimum Square Footage
 - 1 ½ to 2 Story – 1750 Square Feet
 - Ranch – 1500 Square Feet
 - Bi-level/Tri-level – 1400 Square Feet (Above Ground)
- Roof pitches of 6 / 12
- 25% masonry on 1st floor front elevation, vinyl and/or aluminum siding, soffit and fascia on remainder of exterior
- 30-year architectural grade shingles
- Minimum 2-car attached garage
- Concrete driveways and walks
- Yard lights

Multi Family (R-3)

- Minimum Square Footage
 - 1,350 Square foot of finished living space for Ranch Plans
 - 1,550 Square foot of finished living space for 1 ½ to 2 Story
- Roof pitches of 6 / 12
- 25% masonry on 1st floor front elevation, vinyl and/or aluminum siding, soffit and fascia on remainder of exterior
- 30-year architectural grade shingles
- Minimum 2-car attached garage
- Concrete driveways and walks
- Yard lights

Commercial

- Not Available Yet