



KETTLE RIDGE CONDOMINIUMS

Where life is better on the lake.

Kettle Ridge Condominiums Building Guidelines

The following materials and design standards are to be followed when seeking approval from the Declarant prior to the construction of a new unit or from the Declarant or Board of Directors in the reconstruction of an existing unit.

1. Ranch (1 story unit) must be built on lots 5,6,7 & 8
2. Minimum square footage is 2,000 sq ft for a ranch with an attached garage. Minimum sq ft of a two story is 2,300 sq ft with an attached garage. All garages shall be a minimum size of 2-1/2 cars. Sq ft requirement does not include the sq ft of the garage
3. All units will be built within the building pad as shown on the plat
4. Exterior siding will be James Hardie fiber cement or L.P. Smartside in a manufacturers pre-finished color
5. Exterior trim boards will be James Hardie fiber cement or L.P. Smartside in a manufacturers pre-finished color
6. Soffit and fascia will be James Hardie fiber cement or LP Smartside in a manufacturers pre-finished color
7. Roof pitch is 8/12 front to back and 10/12 side to side or greater
8. Roof shingles shall be a 50-year dimensional style warranted shingle
9. 25% of the front elevation must have stone or cultured stone. Stone must wrap around corners a minimum of 2 feet
10. All windows are required to have grids between the glass except those facing the lake
11. Minimum 6" trim around all windows and doors
12. Architectural details i.e. board and batten, shake, freeze board, drip edge and brackets are recommended in the design
13. Garages must face the driveways as are indicated on the plat
14. Driveways & sidewalks are to be concrete. Patios may incorporate other materials i.e. pavers, but all materials and sizing of patios shall be approved prior to construction
15. Deck boards shall be constructed of composite materials. Railings, newels and balusters shall be made of composite materials or aluminum. All materials and sizing shall be approved prior to construction
16. A uniform lamp post with a photo-cell will be purchased from the declarant at the time of closing. Lamp post height from grade to the top of the post (not including the lamp head) will not exceed 80". Location of the lamp post will be approved by the Declarant.

The Declarant or Board of Directors reserve the right to change these guidelines.

2.18.2022