River Walk
E A G L E

COMMUNITY OVERVIEW

ARCHITECTURAL DESIGN	See architectural design and landscape standards
CONSTRUCTION TIMELINE	Construction to start within 60 days of lot closing. Substantial completion to be within 6 months from start of construction.
SETBACKS	20' front yard, 20' rear yard, 5' side yard on single level 7.5' side yard on two story.
BUILDING HEIGHT	35' maximum building height allowed by eagle city code.
MINIMUM SQ. FOOTAGE	2000 sq ft. on single level homes 2400 sq ft. on two story
GARAGE FEATURES	2 car minimum garages, side entry preferred
EXTERIOR LIGHTING	Front and or side exterior lighting to be on photocell/timer
MASONRY	Homes shall be required to incorporate stone, brick or other masonry products into front elevation
SIDING	Stucco, true lap siding, accent shakes, wood planks, stone & timbers
ROOFING	Covered with 30 year architectural shingle, tile, copper, slate, slate replications. Darker roof tones are preferred.
WINDOWS	Vinyl or wood. Exterior colors to be black, almond, or champagne, otherwise must be approved by ACC.
DRIVEWAYS/WALKS	Colored and stamped concrete accents are required on all driveways, patios or paths. (see ACC guidelines)
FENCING	Developer installed vinyl and wrought iron fencing (see guidelines)
RECREATIONAL EQUIPMENT	Permitted upon approval of ACC and placement
SHOPS AND SHEDS	Must match exterior of home and have acc approval
DOG RUNS	Allowed, must be hidden from view
MAILBOXES	Will be provided and installed by the developer.
LANDSCAPE REQUIREMENTS	Installed within 30 days of substantial completion of home

FRONT yard (sod is required)
(5) 5 gallon shrubs, (5) 2 gallon shrubs (7) 1 gallon shrubs
(1) 8' conifer tree (2) 1.5 caliper deciduous trees
REAR yard (can be seeded)
(5) 5 gallon shrubs, (5) 2 gallon shrubs (7) 1 gallon shrubs
(1) 8' conifer "or" (1) 1.5 caliper deciduous tree
SIDE yard facing streets (sod is required)
(5) 5 gallon shrubs, (10) 2 gallon shrubs
(2) 8' conifer trees "or" (2) 1.5 caliper deciduous tree