

Tulls Cove - New Construction Guidelines

Please submit the following details to the Tulls Cove HOA Board when requesting approval for new home construction plans:

- Lot number and Street Address
- Blueprints or House Floor Plans and Elevations
- Total heated square footage
- Exterior material details - provide the following Exterior color and building material details in the following formats – MS Word, PDF, photos, or sample boards:
 - Foundation type – brick, concrete block, concrete etc.
 - Siding material, color, model, and location
 - Boxing material and color
 - Shingle color and style
 - Garage door style and color
 - Stone Veneer color, style, and location
- Home set-backs or plot plan (following 10' side lot set-back requirement)

Please note the following will required and state in your submission of documents that each will be followed accordingly:

- Foundation minimum floor elevation from finished grade shall be 12 inches
- Foundation wall, if other than brick veneer, shall be painted to co-ordinate with the home
- Shingles shall be 25-30 Architectural shingles
- Garage door shall be similar to others homes in Tulls Cove including decorative hardware
- Interior of the garage shall be finished and painted
- Entire yard (front, back and side) shall be sodded with centipede sod and follow city code in regards to front landscaping
- Main roof body shall have a minimum of 8/12 pitch
- Style of the vinyl, shake and stone veneer must match the plans as submitted
- Application of all vinyl, shake and stone veneer must be harmonious with existing homes
- Mail/Paper box – must be of standard designed as approved by the HOA board

All building materials must remain on the lot where the new home is being constructed. If an adjacent empty lot is used for a holding area for building materials, the lot must be returned to its original condition when the construction is completed.

No building materials such as boards, sand, concrete, clean out from concrete trucks, etc will be discarded anywhere but the lot being approved. When construction is completed, all materials will be removed from the lot and the subdivision.

If these guidelines are not adhered to, a fine of \$100 per day will be invoked and no additional plans will be approved for this builder until the violations are corrected.

If you are seeking approval for more than one plan, please submit each plan along with the noted required documentation above.

If you intend to use any or all approved plans for future new construction, please make the Tulls Cove HOA Board aware. This will expedite the approval process.

Email the Tulls Cove HOA Board with any questions at tullcovehoa@gmail.com