CARLTON WOODS CREEKSIDE NEIGHBORHOOD CRITERIA

August 22, 2012 (Revised August 05, 2013) (Revised)

These Neighborhood Criteria are incorporated in and form a part of the Carlton Woods Creekside Design Standards. There may be one or several Neighborhood Criteria affecting certain lots within your subdivision. Each set of Criteria apply only to the lots described in that Criteria. Refer to the Criteria that affect your lot.

Neighborhood Name: Glenwild								
Subdivision: Carlton Woods Creekside, Section 13								
Lot Type: Single Family						See Attached Exhibits A-1, A-2, A-3, A-4, A-5, & B		
Blk. 1 Lots 1 – 17								
A. Minimum Setbacks (unless otherwise noted on Exhibit B)								
FRONT	Lots 1-2	Lots 3-8	Lot:		Lots 16-17	D.	Garages	
Fence	N/A	N/A	N/A	A	N/A		Minimum number of spaces	
Development Zone	20'	19'	24		19'		Required "hook in" side garage no	
Building Zone	30'	30'	30	'	30'		Minimum setback from front facade to 4'	
REAR (Golf Frontage)	Frontage)]	garage door parallel to street.	
Fence (golf course)				N	I/A		Minimum front setback not requiring special door design 45'	
Development Zone				N	I/A		special door design. 45'	
Building Zone	Building Zone			N	N/A E		Initial Land Use Designation (ILUD) Maximum 7,000 SF Living Space	
REAR (Non-Golf Fronta	tage) Lot 1			ots	s Lots F 7 8-17		A special metal fence design as approved by the CWCDC is to be used for side and rear fences when adjacent to a private street. A uniform masonry fence design as approved by the CWCDC is to be used when abutting adjacent neighborhood.	
Development Zone		1444 201		0' 10'		CWCDC is to be used for side and rear fences when adjacent to a private street. A uniform masonry fence design as approved by the CWCDC is to be used when abutting adjacent neighborhood. • Side lot fences within the platted 20' rear Drainage		
 Building Zone (w/o def garage) 				0'	30'			
	Building Zone (w/ detached 20' garage)		2	20' 15'				
SIDE (Interior) – Non Zero Side					Easement on the rear of Lots 1-8 must be wrought iron on the rear 10' of the side lot line in order to			
Development Zone				5'		allow for lot-to-lot sheet flow drainage.		
Building Zone				10'				
SIDE (Interior) – Zero Side					G. Windows (special design criteria) No			
Development Zone				N	/A		c. Illinacito (openial accigir cinona)	
 Building Zone 	Building Zone N/A				/A	H. Exterior Lighting		
SIDE (Street)					The CWCDC may require special lighting of address placard along the street.			
Development Zone 15'				1	Special address placard. A special address placard design is to be used as approved by the CWCDC.			
Building Zone 20'				20				
B. Lot Coverage (including pool) % 55%					J.	Easements for Zero Lot Line Products – N/A		
C. Living Area (SF)								
• Minimum 3,000								
• Maximum 6,000								

For additional information and assistance, contact the Carlton Woods Creekside Design Committee (CWCDC).