

# CARLTON WOODS CREEKSIDE NEIGHBORHOOD CRITERIA

May 22, 2007  
 (Revised 06-19-07)  
 (Revised 02-26-09)  
 (Revised 07-16-09)

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: Pronghorn

Subdivision: Carlton Woods Creekside, Section 11

Lot Type: Custom Leisure

See Attached Exhibits A & B

Blk. 1 Lots 1 - 28

A. Minimum Setbacks (unless otherwise noted on Exhibit B)			
	Front Load	Side Load	
<b>FRONT</b>	Garage	Garage	<b>D. Garages</b>
Development Zone	20'	20'	• Minimum number of spaces
Building Zone	20'	20'	3
<b>REAR (Golf Frontage)</b>			Required "hook in" side garage
• Fence (golf course)			No
Development Zone	N/A		• Minimum setback from front facade to garage door parallel to street.
			N/A
			• Minimum front setback not requiring special door design.
			35'
<b>Building Zone</b>	N/A		<b>E. Initial Land Use Designation (ILUD)</b>
<b>REAR (Non-Golf Frontage)</b>			Maximum 5,500 SF Living Area
Development Zone	14'		<b>F. Fences</b>
• Building Zone (w/o detached garage)	24'-1"		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.
• Building Zone (w/ detached garage)	N/A		
<b>SIDE (Interior) - Non Zero Side</b>			<b>G. Windows (special design criteria)</b>
Development Zone	5'		No
Building Zone	15'		
<b>SIDE (Interior) - Zero Side</b>			<b>H. Exterior Lighting</b>
• Development Zone	0		• Front exterior light fixtures must be of a consistent design within the neighborhood.
Building Zone	0		<b>I. Special address placard.</b>
<b>SIDE (Street)</b>			• A special address placard design is to be used as approved by the CWCDC.
Development Zone	10'		
Building Zone	25'		<b>J. Easements for Zero Lot Line Products</b>
<b>B. Lot Coverage (including pool) %</b>	65%		See Exhibits A & B
<b>C. Living Area (SF)</b>			There is a 5' wide construction, maintenance, and drainage easement on the non-zero side of each lot for the shared use by the adjacent owner. Any improvements in this area which would hinder the construction or maintenance of the neighboring dwelling, or which would restrict surface drainage, are prohibited. Spas and pools, including spa and pool equipment, must not encroach into this easement.
• Minimum	2,500		
• Maximum	4,500		

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

