



**Poplar Woods**  
*A Conservation Development*

## Building Information

### **Minimum Size Requirements<sup>1</sup>**

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**1-Story Ranch:** 2,800 square feet finished above grade

**1 ½-Story:** 3,000 square feet finished above grade

**2-Story:** 3,200 square feet finished above grade

*Finished basement areas, garages, and open porches are not included in computing minimum floor areas.*

### **HOA fees<sup>2</sup>**

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\$1,000 per year per lot

### **Setbacks and Build To Lines<sup>3</sup>**

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As depicted for each lot on the recorded plat OR a minimum as follows:

Front yard setback: 50 feet

Side yard setback: 15 feet (each side)

Street side yard setback: 50 feet (corner lot)

Rear yard setback: 40 feet

### **Miscellaneous Building Information**

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Each residence shall include a minimum of a two-car garage. No detached or front-entry garages permitted.<sup>4</sup>

Traditional exterior materials such as brick, stone, brick veneer, or stone veneer or a combination of the above (no aluminum or vinyl siding or artificial stone).<sup>5</sup>

Sewer capacity fees and sewer tap fees for each lot have been paid by the developer.

<sup>1</sup> Page 20 of Declaration of Covenants, Conditions, and Restrictions, Section 3.3

<sup>2</sup> Page 26 of Declaration of Covenants, Conditions, and Restrictions, Section 4.7(a)

<sup>3</sup> Page 20 of Declaration of Covenants, Conditions, and Restrictions, Section 3.4

<sup>4</sup> Page 20 of Declaration of Covenants, Conditions, and Restrictions, Section 3.5

<sup>5</sup> Page 18 of Declaration of Covenants, Conditions, and Restrictions, Section 3.2(a)

*Information deemed accurate, but not guaranteed.*