



## Association of Coca Lake Homeowners, Inc.

### GUIDELINES FOR NEW CONSTRUCTION IN COCA LAKE SUBDIVISION (effective December 1, 2024)

1. Covenants, as amended, should be reviewed by builders before submitting plans for consideration, bearing in mind that covenants generally set forth **minimum** requirements for maintaining and promoting strong property values. Special consideration will be given to whether a proposed project is compatible with existing homes in terms of size, quality of construction, materials and design.

2. Minimum heated square feet (HSF), excluding garages :

- Estate lots: 3000 HSF
- Non-estate lots: 2700 HSF with at least 60 percent of heated square feet to be on first floor of multi-story houses to maximize size of house when viewed from the street.

Front elevation, irrespective of lot size (facing street) shall be at least 75 feet wide.

3. Clearing plans, site plans and landscape plans to be included with all proposals.

4. All driveways and paved surfaces shall include sufficient space to accommodate off street parking for at least four full-sized passenger vehicles and a three-point turnaround space.

5. At least 75 percent of facades to be brick, stone or mortared surface, with plank, stucco, cedar and other non-mortared materials to be used primarily for accents.

6. Chimneys shall be brick, stone or stucco.

7. Subject to drainage considerations, clearing and construction should be planned with the goal of maximizing privacy and distances from adjacent houses and property lines.

8. Garages shall not open to street except on corner lots.

9. Coca Lake does not maintain an approved list of builders, but does require that proposals for new construction include a copy of the builder's current general contractor license.

**APPROVED AND ADOPTED BY THE ASSOCIATION OF COCA LAKE HOMEOWNER, INC.  
BOARD OF DIRECTORS**

**DATE: 11/21/2024**

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