

Finishing of Attic Rooms and Dormer Windows

Third stories, excluded by the deed restrictions, are defined by the roof line which shall not exceed thirty-five (35) feet in height. Finishing of the attic rooms above the 2nd story and dormer windows, when designed as part of new construction, may be approved by the A.C.C. if, in the judgment of the A.C.C., the two-story appearance of the home is not violated and the aesthetic harmony of the subdivision is maintained.

As such, dormer windows should:

- (1) not extend above the horizon of the main roofline;
- (2) not break the continuity of the second story eaves;
- (3) not provide an outdoor access;
- (4) not be accompanied by a porch or exterior stairway;
- (5) blend with the main roof line; and
- (6) maintain a two-story appearance from all exterior views of the home.