

28. **Roofing**: Roof pitches and overhangs shall be designed for compatibility with adjacent roof profiles in front, side, and rear elevation, and may vary as dictated by architectural design. A minimum roof pitch of 4 in 12 slope is required. A minimum overhang of 12 inches is required; 10" may be allowed with cornice or "stucco" band under the eave. Asphalt or fiberglass roof shingles and metal roofs are prohibited. Roof materials which are acceptable are clay or concrete flat tile. Roof colors shall be in warm earth tones: pure white, orange, red, blue or any bright colors are prohibited. DR approval is required for a roof-material change from the original approved roof material.

29. **Satellite Dishes**: One small and inconspicuous satellite dish antenna having a diameter of 18" or less, which is installed upon or adjacent to any residence, and is not visible from adjacent properties or the street, and is integrated with the residential structure and surrounding landscape, does not require DR approval. Such equipment shall be located only in side or rear yards and placed as inconspicuous as possible. Other satellite dishes with a diameter of more than 18", and all other microwave dish antennae, satellite dish antennae, exterior radio antennae, or other electronic signal-receiving or transmitting equipment to be located on the exterior of the home must be reviewed and approved by the DR.

30. **Screen Doors**: DR approval is required for the addition of a front screen door. Screening is not allowed at the garage doors and DR approval is required for all other screen doors applications. Front screen enclosures may be permitted if the enclosure is integrated with the structure and approved at the time of initial approval. No decorative treatment is allowed on screening.

31. **Screen Enclosures**: Framing for screen enclosures shall be white and screens shall be either bronze or charcoal. All screen enclosures must be designed to complement the roof line of the principle structure. Mansard style screen enclosures are required. No flat roof screen enclosures are permitted.

32. **Setback Requirements**: Setbacks from property lines are established in the Neighborhood Covenants & Restrictions and by the approved PDP Zoning and maybe subject to public utility easements, drainage easements, landscape easements and right-of-way.