

# **SUBVI COMMUNITY PLANS**

## **SECTION 1 – LAND USE & DEVELOPMENT**

- 1. Zoning:**
  - Residential (R-1) for all Lots.
  - No multi-family or industrial use.
- 2. Setbacks:**
  - 25' front, 10' side/rear.
- 3. Parking:**
  - 2 covered spaces per Lot; no street parking >24 hours.

## **SECTION 2 – COMMON AREAS & AMENITIES**

- 1. Green Spaces:**
  - 10-acre park with walking trails and playground.
- 2. Utilities:**
  - Underground power lines; fiber-optic internet available.

## **SECTION 3 – FUTURE DEVELOPMENT**

- 1. Phases:**
  - Phase 1: 50 Lots (2025).
  - Phase 2: Clubhouse/pool (2027, subject to 75% member approval).
- 2. Sustainability:**
  - Solar-ready homes; EV charging stations in Common Areas.

## **SECTION 4 – GOVERNANCE**

- 1. Meetings:**
  - Annual meeting every January; quarterly Board meetings.
- 2. Committees:**
  - Architectural, Social, and Landscape Committees open to volunteers.