



# Oak Meadow

## General Overview and Checklist



**Location:** West of Fish Hatchery and South of Lacy Road.

**Plat Characteristics:** 149 Single Family Lots  
178 Condominium Homes  
Many wooded lots  
Great views of Capitol  
Bike Path System  
13+ Acres of Parks and Land Dedications  
CSM #3868 Lots 1-3 are apart of the Oak Meadow Plat  
CSM #3868 Lot 1 (Existing House) will be subject to Deed Restrictions, with exceptions as noted in the Amended Covenants and Restrictions

**School District:** Madison Area Schools

**Noted Building Restrictions:** Lots 1-11, 12-24, 70-80 and 117-125

*(Square Footage Requirements)*

Ranch - 1,800 sq.ft. minimum  
Split Level - 1,800 sq.ft. minimum for two (2) levels  
Raised Ranch - 1,800 sq.ft. minimum on main level  
Two Story - 2,400 sq.ft. minimum for both floors

*(Exterior Building Materials)*

- a. Vinyl and Aluminum siding is restricted to rear and side elevations, and up to 70% of front elevation.
- b. Brick, stucco, or other organic material is required on balance of front elevation.
- c. Building envelope plans for setbacks of home placement will be provided and must be adhered to.

Lots 25-69, 81-114, 126-165 and CSM #3868 Lots 2-3

*(Square Footage Requirements)*

Ranch - 1,400 sq.ft. minimum  
Split Level - 1,400 sq.ft. minimum for two (2) levels  
Raised Ranch - 1,400 sq.ft. minimum on main level  
Two Story - 1,900 sq.ft. minimum for both floors

*(Exterior Building Materials)*

- a. Vinyl and Aluminum siding is restricted to rear and side elevations, and up to 70% of front elevation.
- b. Brick, stucco, or other organic material is required on balance of front Elevation.
- c. Building envelope plans for setbacks of home placement will be provided and must be adhered to.

Lots 1-114, 117-165 and CSM #3868 Lots 2-3

- a. Garage doors for Two-Story, Ranch, and Bi-Level homes shall be set back a minimum of four (4) feet from the elevation that incorporates the front entry, while garage doors for Tri-Level homes may be set a maximum four (4) feet closer to the street than the elevation that incorporates the front door. Further, the garage elevations shall not exceed 50% of the home's total front elevation.

❖ **Plan Approval Information:**

- a. Construction details for all buildings, structures, fences, walls, and other improvements.
- b. Proposed elevations of any building, including the style, color and location of eaves and windows.
- c. Description of materials to be used in any building or improvement.
- d. A detailed site plan showing the building footprint and driveway.
- e. The color scheme of all improvements.
- f. Detailed landscape plans.

❖ **Additional Information:**

- a. Oak Meadow, LLC strongly encourages the uses of "Green Built" construction and "Rain Gardens". Brochures are available upon request.