

SUMMARY OF RESTRICTIONS - includes only selected information-not the full text.

- * All lots shall be used for single family residential purposes only (no businesses).
- * All lots shall have a pitched roof of composition shingle.
- * Homes must be at least 2000 square feet of heated and cooled living area.
- * Homes have to consist of masonry exterior, with variance possible only by Developer.
- * Homes shall have a garage or carport for two or more vehicles.
- * No mobile homes, move-on, modular or manufactured homes.
- * No accessory structures may be nearer than 15' from the side-line of lot and never situated closer to the road than the home.
- * No accessory structure shall exceed 1200 square feet, with variance possible only by Developer.
- * No unregistered vehicles, accessories, parts nor objects used with cars, boats, trucks, trailers, etc. shall be kept on a lot other than in an approved accessory structure.
- * Privacy fencing is limited to 6' height and only allowed at rear and sides of dwelling.
- * Vehicles in excess of 3/4 ton cannot be parked on any lot within the subdivision.
- * Some farm animals and small domestic animals may be kept subject to Restrictions.
- * Lots may not be re-subdivided without prior written consent and approval by Developer.
- * All lots must be maintained in a neat and orderly fashion.
- * No hunting of any type shall be permitted within the Subdivision.
- * Above-ground swimming pool shall be permitted (except in Phase 1) subject to Restrictions.
- * All lots are covered by Homeowners' Association and subject to annual dues.