

Summary of Restrictive Covenants

Set Back Requirements

Front: 40 ft. minimum Side: 20 ft. minimum Rear: 30 ft. minimum

Front setbacks are measured from the street right-of-way to closest edge of the structure. Side and rear setbacks are measured from the property line.

Eaves, steps, porches and carports shall be included as part of the structure in determining setback. In special circumstances, based on topography, lot size and shape, or other features, declarant may grant a variance of up to 20% for any setback.

Building Square Foot Minimum Requirements

For Single Story 2,100 sq.ft. of heated living area.

For Multiple Story 2,700 sq.ft. of heated living area w/minimum 1,700 sq.ft. on main level

Depending on house design and interior finish, lot topography and general architectural appeal, below-grade heated living space may be considered in the above totals. Otherwise, below grade heated living space is not considered in the above totals. The declarant may grant a variance of up to 20% for any sq.ft. requirement.

Garages and Outbuildings

Garages may be attached or detached and shall accommodate no more than three (3) cars, but not less than two (2) cars. One outbuilding shall be permitted for storage and must be of similar construction and materials as primary residence. Outbuildings may be no more than 400 sq.ft., Declarant may grant a variance of up to 20%.

Driveways

All driveways shall be paved or constructed of concrete.

Exterior Materials

No vinyl material shall be utilized for siding in the construction of any residence. Vinyl material may be utilized in soffits, with prior written approval. No exposed foundation block will be allowed. Foundation walls shall be finished with stone or stone veneer, stucco or other material with written approval.

Water/Sewer

All lot owners are responsible for obtaining their own water source on each tract, and each owner shall be responsible for obtaining an acceptable domestic septic percolation approval from the Madison County Health Department.

Fences

No fence or fencing barrier shall be allowed without prior written consent.

Association Fees

Association Fees shall be set at \$600.00 per year, per lot. Fees may be changed with majority vote of members.