



## **Summary of Deed Restrictions**

### **Residential Areas**

The property shall be improved and used solely for residential use. All improvements constructed must be approved in writing by the Architectural Committee. Except as permitted by the Architectural Committee, the following restrictions shall apply.

### **Setbacks:**

Front yard; minimum 25 feet from lot line at the public right-of-way

Side yards; minimum 7 ½ feet from each side lot line unless lot line is abutting a public right-of-way, then setback will be 25 feet

Rear yard; minimum 20 feet from lot line

### **Masonry:**

Minimum of 80% of first story (includes stone and stucco)

### **Size:**

Living area of main residential shall not be less than 1,800 sq. ft. for single story.

Two-story residential shall not be less than 2,000 sq.ft.

### **Roofing:**

Asphalt or composition rated at least 240 pounds/square or not less than 25 year warranty

### **Garages and Driveways:**

Two car minimum with opening to the side or rear of the lot. No carports.

Only one driveway. Driveways will be asphalt with masonry or concrete ribbon curbing, embossed or stained concrete, flagstone or interlocking concrete pavers.

### **Fencing:**

No chain link fencing. All fencing must be approved by Architectural Committee before installation.

### **Property Owners Association:**

Association membership shall be appurtenant to and shall run with the property interest ownership which qualifies the Owner for membership. The Association shall levy one (1) Assessment against each platted Lot, whether or not improved. Assessments shall be used to maintain, preserve and operate the Association Property for the benefit of the Members and carry out the powers, duties and functions of the Association as set forth in the Declaration.