

SUMMARY OF COVENANTS

- All plans for dwellings, changes and alterations (including painting), fencing, walls, decks, remodeling, improvements and additions shall be submitted to the Architectural Control Committee for approval.
- All dwellings shall be new construction. No manufactured homes or other off-site construction shall be moved on to lots.
- Flat roofs are not to be incorporated into design modifications.
- 40% of the front elevation of the dwelling shall be brick, stone, masonry or stucco. The remainder may be non-masonry siding.
- Non-masonry siding shall be cedar, redwood, hardy plank or vinyl.
- Building requirements: 2,200 square feet, two-story or 1,800 square feet, ranch or 1½-story.
- No dwelling is to be built closer than 25 feet to the right-of-way (building line). Corner lot dwellings are to be no closer than 25 feet on one street and 20 feet on the other.
- Side yards are to be a minimum of 7 feet on one side and a total of 20% of the lot width at the building line.
- No dwelling shall exceed 45 feet high.
- All sheds, greenhouses, gazebos, playhouses and other freestanding structures are subject to approval and shall only be constructed in the rear yards. Pitch of the roof is to be equivalent of dwelling roof pitch and be constructed of the same exterior siding and color as the dwelling.
- Driveways will be constructed of concrete, asphalt or paver stones and completed within 90 days after occupancy. Brick, cobblestone or other materials must be approved by the Architectural Control Committee. Minimum of 2 feet of yard between each side of lot line and driveway paving material.
- Sidewalks are to be installed at owner's expense.
- Community designed mailbox to be used and paid for by buyer.
- No above-ground pools shall be installed. All in-ground pools are to be approved.
- Each dwelling shall have at least 1 coach light prominently displayed in the front yard operational from dusk till dawn. The type and location is to be identified on the plans submitted for approval.
- All equipment, garbage cans, woodpiles, etc. are to be screened and concealed from view of neighboring lots and streets.
- Overhead garage doors shall be of panel style.

