

Summary of Indentures:

- All plans to be approved by Architectural Review Board (ARB)
- 2,500' min. sq. ft. ranch
- 3,200' min. sq. ft. 1+ ½ and two stories (min. 2,200 sq. ft on first floor) Minimum
- 3-car minimum side or rear entry garage
- 9' Minimum 1st floor ceiling height
- Architectural shingles required
- Separate garages must match house
- Roofs to have a minimum pitch of 8/12,
- Forward pitches a 10/12 min.
- All front elevations must have a minimum 80% masonry coverage with a 2' minimum masonry return at front corners
- All homes to have brick shadow boards in front gables
- No Propane Tanks
- No more than 8" of exposed foundations at grade
- No above ground pools
- Yards are to be maintained to tree lines
- Grass not to exceed 8" in height
- Driveways must be completed with concrete, pavers or asphalt within 6-months of occupancy
- Yards to be seeded or sodded as weather permits following driveway
- Landscaping to be completed within 6-months of occupancy All improvements decks, mailboxes, pool houses, gardens, etc. to be approved by "ARB".
- No over-night parking in streets or in front of homes
- All commercial vehicles and trucks larger than ¾ ton must be garaged
- No four-wheelers/dirt bikes permitted in subdivision
- Side by Side and Golf Carts are allowed
- 3 pet maximum
- Dogs must be contained within owners' lot
- No fencing except for pre-approval aluminum or wrought iron around pools and pre-approved rear yard only for dog / child safety
- No exposed parking of boats, campers, trailers, etc.
- No Horses

Note: This list is meant to be a summary of Indentures is not the controlling document and not binding on the Seller. For complete legal Indentures please contact First American Real Estate Co.