



Summary of Covenants

- ◇ Single family residential only
- ◇ 1,800 sq ft minimum- house or Barndo/Barndo Style House
- ◇ Guest house allowed with minimum 500 sq ft and up to sixty percent square footage of main dwelling
- ◇ All dwellings must have a covered porch or no less than 2 distinct vertical surface finishes at the front elevation of such dwelling. All residences must have a garage
- ◇ All garages, including detached garages, will be of the same general construction and exterior as the main dwelling and located on the tract according to the committee approved building site plan and shall be suitable for not less than 2 vehicles.
- ◇ Set backs are: 60' on the front, 25' on the side and 60' at the rear.
- ◇ One permanent metal, wood, rock and/or hardiplank barn, storage building or workshop (herein after collectively "Workshop") shall be allowed so long as such building footprint is no larger that 4,000 square feet enclosed space. The workshop must be built with new construction materials, and be of neutral color or match the main dwelling. Each Workshop shall have rock wainscoat beginning at the bottom of the building and extending three (3) feet upward on front and all sides. Such structure may be constructed on the lot prior to the main dwelling.
- ◇ The exterior walls of any residence constructed on any lot shall be constructed of stucco, rock, timber frame, and/or fibrous cement. Brick accents may be used but shall not comprise more than 10% of the front, sides and rear of the main dwelling. Timber frame, barndominiums and metal barns/workshops must have a 3 foot rock wainscoat of front and sides. The exterior of all chimneys shall be 100% masonry of a type and color matching the exterior walls of dwelling.
- ◇ No time frame to build – choose your own builder.
- ◇ POA dues \$695 per year