



Summary of Deed Restrictions

Site Plan

Must be approved by the Architectural Control Committee
10-foot side building setbacks
Front and rear setbacks vary by lot, but generally are 50-foot (front) and 30-foot (rear)
Lake sight lines may not be blocked
All underground utility and plumbing lines

Houses

Minimum living area, exclusive of garages and porches:
North Lake lots and off-water lots 2,000 sq. ft.
Mid-lakes lots 2,300 sq. ft.
South Lake lots 2,500 sq. ft.
50% masonry or stone (after subtracting window and door area)
Must have 2- to 4-car garage
Garage's square footage limited to 35% of house's square footage
Concrete or paving stone driveway to street is required
All houses on slabs or foundations
House construction must precede all other buildings, except boat dock
May start house construction at any time, but house exterior and landscape must be completed
within one year after started

Outbuildings

Up to one outbuilding allowed in addition to house, garage, and boathouse
Must match house in color and general appearance
No temporary structures allowed, except for home construction

Boat Docks

Maximum one boat dock, limited to 36 ft. deep by 22 ft. wide
Must meet ACC's general design guidelines for uniform appearance and safety
Must be placed in "scaloped" areas of lots, or other approved locations

General

No on-street storage of vehicles
No loud or obnoxious activities. No burning of trash
Storage of RV's, mowers and tractors regulated to garages or screened areas
Garbage, refuse and building materials may not be stored on any lot or reserve
No commercial business to which the general public is invited to be conducted on any lot
(Does not prohibit home office/business arrangements.)
No commercial signs allowed. "For Sale" signs limited to 600 sq. inches
No farm livestock allowed. Dogs and cats must be contained by fences or leash
Fences may not block water views and must be approved by the ACC
Overnight camping must be approved and may not exceed 3 days and 2 nights

The above general provisions represent a partial listing of subdivision's deed restrictions. Consult with the actual recorded deed restrictions before purchasing to ensure compliance with all elements of the deed restrictions.