

Starting notes	<p>1. Would you want violations across the street from you or beside you? If it is not harmonious, it is noticeable R 9.01</p> <p>2. Remember that Deed Restrictions take precedence over non-binding Criteria.</p> <p>3. Deed Restrictions that are stronger in authority may be more restrictive than County Codes.</p>
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R= deed restriction
C=criteria
CC=County code
P=page

Accessory Buildings	See Outbuildings	CC 4420H
ADC	Approves residences, additions, add-ons, accessory buildings, pools, fences, other structures before erected, placed, constructed, altered or maintained on the lot. A complete set of plans & Specs. including exterior color scheme with plot plan showing location shall be provided. May make other reasonable rules	R 9.01, R 9.02
Additions	If it affects the front elevation, must be harmonious with the house. Same building materials, architectural style, roof lines and pitch, overhang, color scheme, door and window styles.	R 9.01
Animals	No animals, livestock, or poultry of any kind shall be raised, bred or kept except Dogs, Cats and other household pets, horses, and ponies. None shall be kept, bred or maintained for any commercial purpose.	R 4.02
Approval of Plans	No residence, additions thereto, accessory buildings, pools, fences or other structures shall be erected, placed, constructed, altered or maintained unless a complete set of plans & specs. Are submitted and approved.	R 9.01
Barns & Stables	Greater than 1200 sq ft must be of the same color and materials as primary residence	CC4420-c
	Bathroom okay	C
	Equestrian rural & compatible appearance	C
	Washer and Dryer okay	C
	No dual utilities	C
	No kitchen allowed	C
	Cannot be used as a living quarters	C
Boats & RV's	Must be housed completely within a structure otherwise screened from public visibility as much as possible (as acceptable to the ADC).	R 4.08
	Parked behind the front line of the house	C

	Right angle to street where house or garage faces the street.	C
	Approx. parallel to the side of the house or garage, if the house angles to the street.	C
	Partial screening is an acceptable method to minimize complaints. Parking in the woods may be done if screened.	C
	Boat covers must be in good repair when boat is visible.	C
Buildings Include. Homes Permitted/Required	a. The following to the satisfaction of the ADC;	
	1. location of the structure on the site	
	2. color scheme	
	3. finish	
	4. design	
	5. proportions	
	6. architecture	
	7. shape	
	8. height	
	9. style	
	10. appropriateness of the structure	
	11. materials used	
	12. kind, pitch or type or roof	
	13. is inharmonious or out of keeping with the general plan of improvement of the Subdivision or with the structures erected on other building sites in the immediate vicinity of the site. Including overhang.	R 9.01
	b. Site built, detached, single family appearance	
	1 or 2 stories	C
	c. Garage on any corner	C
	d. Single front entryway	C
	e. Low to mid intensity colors	C
	f. Set backs or 40' front and 25' side & back	R 2.01
	g. 1,600 sq. ft. living area.	R 3.02
	h. Unit 3 needs 1,800 sq. ft. See Addendum A	R 3.02
	i. First story of two 1,200 sq ft. min.	R 3.02
	j. Pools can be 15' from back or sides.	R 2.01
	k. Tennis courts can be 15' from sides	C
	l. Summer kitchens are allowed	C
Prohibited	a. Flat roofs, gravel roofs, parapets or low pitched < 4/12 & eaves of less than 12".	C
	b. Ribbed or corrugated profiles.	C
	c. One or more commercial entrances or windows	C
	d. Signs on the building or Lot, large parking areas, service or delivery access routes.	C
	e. Two front entryways or more	C
	f. Center loading garage locations, either front or rear	C
	g. Two or more formal, full scale kitchens and/or two or more utility rooms	C
	h. No dual utilities	C
	i. No exterior stairwells or stairways.	C

Building, detached	Is bigger than 12' x 24' (288 sq ft.)	
	Is site built and matches the house	C
	Permit required	CC 4420
	Detached building cannot be located forward of the front line of the house	
	cannot be used as living quarters	R 4.02
	Bathroom permitted.	C
Prohibited	No dual utilities	
	No full size appliances or formal kitchen	C
Building, Outbuildings	Barns & Stables, see Barns & Stables	
	No trailer, basement, tent, shack, garage, barn or other outbuilding shall at any time be used as a residence, temporary or permanently.	R 4.02
	No more than two (2) accessory structures are allowed on residential properties one acre or less in size.	CC 4420H
	Storage buildings, greenhouses, and the like shall be permitted only in compliance with standards for distance between buildings setbacks, if any, and from property lines.	CC 4422
Building, Shed	Less than 12' x 24' (288 sq ft)	
	Paint like primary structure OR as acceptable to the ADC	
	No bathroom	
	25 ft. Set Back	
	locate behind back line of the house	C
Bus, except RV	Not allowed overnight	R 4.08
Businesses	See Nuisances	R 4.01
	no traffic	
	no employees	
	no obvious signs of a business (no form of advertising)	C
Canopy	No sides. If sides, it's a shed.	
	Must be in good repair	C
Carport ADDITIONS	Must have same material and appearance as residence.	
	If attached to the fascia, pitch less than 4/12 not permitted.	C
Cement Pads	Although it is not required to submit for approval by ADC, if an application is submitted, the applicant should be advised to place 25ft from the property line in case they decide at a later date to place something on it.	C
Commercial Bldg	Parameters for commercial buildings are different. then residential. Refer to the Commercial Declaration of Restrictions which are kept in ADC office	R1.01
Commercial vehicles	Not allowed overnight	
	Exceptions – Moving Van, vehicle parked doing Repairs, non-one ton vehicles used for everyday use.	R 4.08
Completion date	12 months from building permit	R 9.01
Combined lots	If used as one building site, one lot set back restriction apply.	R 2.03

	The Committee shall be authorized to establish further reasonable rules and regulations for approval of plans as required by this article and for approval or interpretation of other matters and things requiring the approval or interpretation of the committee as otherwise set forth in these restrictions.	
Criteria Manual		R 9.02
Derelict vehicles	See	R 4.07
Dog barking	See Nuisances	R 4.01
Dog Runs	No such thing as a dog run; must follow fencing	
Drainage	No unreasonable draining on other peoples property.	R 8.01
Driveways	No deed restriction, so no enforcement	
	If you build on them, you must remove at your expense.	
Easements		R 7.01
Eaves	Minimum 12"	C
Environmental	County requires 14 trees, no clear cutting	CC
	Front; post & 2 or more board or post & 2 or more rail style. 54 in. high max. Wire fence inside okay.	
Fences		R2.02
	Back is the area from each back corner of the house to the side lot line	R2.02
	Back; 6' max (4'solid and 2'open) Exception is pools or tennis courts.	R2.02
	On corner lots only post and board or post and rail at locations that are clearly visible from public streets or fall within the first 90 ft from the street on lot sides that border adjacent residential property	R2.02
	Only post & board allowed forward of the back of the house.	R2.02
	Boards shall be wood or wood looking.	C
	Along a DRA, only post and board or post and rail allowed (treat as a corner lot)	C
Flag	See Signs.	R 4.03
	1600 sq. ft., 1800 sq. ft. in Unit 3, Addendum A. excludes porches, garages, carports, and other accessory bldgs. 2 story houses must have 1200 sq. ft. on ground floor.	
Floor space		R 3.02
Front	In front of the back of the house (except for parking)	R 2.02
Garages	Not in center of house. See Building	
Gates	complement the fence	C
	After 2 years of completion, anything shall be deemed in compliance FOR NEW OWNERS unless recorded with the Clerk of Courts or legal proceedings have started.	
Grandfathering		
	ADC approval protects the new owners too.	R 9.06
Greenhouse	Needs permit and setbacks	CC 4422B
	RV's in driveway behind front line of house 2 wks with permit. Cannot live in RV	
Guests		C
Homes	Also see buildings	C
	Only single family with one front entryway	C

Home Colors	If other than matte finish then the intensity of the color presented may require the use of the less intense shade or as directed by the ADC.	C
Horses	Ponies too. Property must have a residence to have a horse.	R 4.06
	Number allowed depends. See Appendix B.	
	Allowed in some lots of all units except 4	C
Implement Trailers	See Utility Trailers	
In-law suites	Permitted under one roof	C
	maximum 750 sq ft	CC 4451
	No separate front entryway.	C
	No dual utilities	C
	No full kitchen	C
Inspections	Officers or the ADC members may, in the presence of the Occupant, enter and inspect any property for compliance and not be guilty of trespass	R 9.05
Landscaping	Disturbed soil landscaped within 12 mo. of completion (includes sod, grass, mulch, ground cover, etc.)	R 4.11
	Landscaping feature on any lot shall not be allowed to become obnoxious, overgrown or unsightly	R 4.09
Lights	Cannot infringe upon a neighbor.	C
Livestock trailers	See Utility trailers	
Lots, use of	Residential, one family, site built, not to exceed two (2) stories in height.	R 1.01
Maintenance & Modifications	See ADC	C
Materials	All new unless approved by ADC	C
Mobile homes	Not allowed	R 4.08
Model Homes	40 month max.	R 4.02
Modular/Mfg. Homes	Not permitted, include mobile homes.	R 3.04
Multi-family	Interior design must only accommodate 1 family. Duality of major components which support 2 families are not allowed.	C
Nuisances, Trash etc.	No noxious or offensive trade nor anything done that may become an annoyance or nuisance to the neighborhood, including excessive noise	R 4.01
	Refuse must be kept in sanitary container	R 4.07
	Use of lots near the construction site for parking equipment or vehicles	C
Precedent	Approvals of plans does not set a precedent.	R 9.03
Renting	Homes may be rented as single family units	R 1.01
Roof	Pitch, type and color must be approved by ADC	R 9.01
RV's	See Boats & RV's	
Screening Utilities	The following applies when a utility box, air conditioner, trash pails etc are to be hidden from street view. The owner may elect to erect a screen. This is not a fence or an enclosure. The screening must adhere to the following guidelines:	C
	It must abut the house	C

	No more than 6 ft high (4ft solid, the remaining 2ft. must be open)	C
	A total of 15 linear feet	C
	One side must stay open	C
	Approved by the ADC	C
Set backs	Structures are 40' front and 25' other.	R 2.01
	Screened pools 15'	R 2.01
	Combined lots	R 3.01
Sheds	See Building, Shed	
Signs	See	R 4.03
	Alteration and improvement signs allowed until work is completed	C
	one sign per lot allowed of a short duration(yard sale)	C
	signs attached to trees, shrubs or utility poles are prohibited	C
Statute of limitations	Cannot complain more than 2 years after completion.	R 9.06
	ADC should follow-up to comply with the above deed restriction	C
Temporary	Give time limit or date and stipulate in a certified letter. Cannot exceed 30 days from date of approval	C
Temp. Residence	A residence of a temporary nature is not permitted	R 4.02
Tractor, farm	See Boats & RV's	
Trails	Except official utility vehicles, no motorized vehicles	R 4.10
Trash etc.	No dumping ground for rubbish, trash, garbage, derelict vehicles, or fixtures and other waste is allowed to accumulate except in sanitary containers. PRPOA may remove and charge the owner if tried to contact owner first.	R 4.07
Trees	4" diameter is a tree	CC 4343
	24" dia. is a big tree.	CC 4343
	Residence, no permit but 15 trees per acre left.	CC 4344
	Insufficient trees, no permit required	CC 4345
Trucks	Over 1 ton rated, not allowed overnight.	R 4.08
	Tractor-trailers not allowed overnight	R 4.08
	Commercial tractor not allowed overnight	R 4.08
Two or more lots	If used as one building site, one lot set back restriction apply.	R 2.03
Utility Trailer/ Vehicle	Includes implement and livestock trailers	C
	All utility trailers/vehicles should be parked behind the front line of the house. If parked less than 150 ft, then it must be screened by:	C
	Parked in a building or	C
	parked behind a solid barrier or	C
	parked behind solid landscaping or densely wooded area.	C
	Utility trailer used on a daily basis must be parked behind the front line of the house.	C
Walls	Decorative low walls, corner delineations okay	R2.02
	Special treatment of fence posts to ADC for approval	C

	Low = no more than 30" at mid span and 36" at any point	C
	Post no more than 4' high	C
	Up to and on the property line	C
	Driveway Sentry Columns no more than 8' high	C
Wells	Not permitted except for irrigation, sprinklers, pools & A/C	R 5.01
Watercraft	See Boats & RV's	
Yards	Not allowed to be obnoxious, overgrown, or unsightly as decided by ADC. After notices, may be maintained at Owners expense.	R 4.09
	Disturbed soil landscaped within 12 mo. of completion (includes sod, grass, mulch, ground cover, etc.)	R 4.11
Yard Sales	7 days total per year	CC
	one sign permitted and must be removed within 24 hours	C