



Summary of Community Standards

General

All building plans must be approved by the Architectural Control Committee (ACC), based on architectural compatibility with community design standards
 Setbacks vary by lot, but are generally 50' (front), 30' (rear), and 10' (side)
 Lake sight lines may not be blocked
 All underground utility and plumbing lines required

Houses

Minimum living area, exclusive of garages and porches:

	<u>Single Story</u>	<u>Multi Story</u>
Waterview, Creekside, Riverfront lots	2,000 sq. ft.	2,200 sq. ft.
Estate Lakefront lots	2,000 sq. ft.	2,200 sq. ft.
Executive Lakefront lots	2,300 sq. ft.	2,500 sq. ft.
Premier Lakefront lots	2,500 sq. ft.	2,700 sq. ft.

Exterior materials 80% masonry, stone or stucco
 Must have 2- to 4-car enclosed garage
 Concrete or paving stone driveway to street is required
 Site built construction only (no mobile or modular homes)
 House construction must precede all other buildings, except boat dock
 House construction may start at any time, but house exterior and landscape must be completed within one year of start date

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 during home construction

Lakefront Boat Docks

Maximum one boat dock, limited to 40 ft. deep by 22 ft. wide
 Must meet ACC's 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
 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 may be conducted on any lot
 (Does not prohibit home office/business arrangements)
 No commercial signs allowed
 No farm livestock allowed (poultry, pigs, goats etc.)
 Horses allowed on larger, equestrian approved lots only. Limited to 1 horse per acre
 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 exceeding 1 night requires advance approval

The above general provisions represent a partial listing of subdivision's community standards to be included in the subdivision's recorded deed restrictions. These highlights are intended to provide a basis for the general style and flavor of the subdivision's community standards only. Consult with the actual recorded deed restrictions before purchasing to ensure compliance with all elements of the deed restrictions.