



Partial Listing of Restrictive Covenants

1. The minimum square footage of air conditioned floor area of the dwelling units on each lot, exclusive of porches and garages, shall be 3,000 (3,500 for lots 45-75).
2. The Architectural Review Committee (ARC) shall approve all plans prior to permitting.
3. The ARC shall have jurisdiction over all matters of quality of workmanship and materials, adequacy of site dimensions, adequacy of structural design, proper facing of main elevation with respect to nearby streets, minimum floor elevations, conformity and harmony of external design, color, type and appearance of exterior surfaces and landscaping, setbacks lines and easement areas, and architectural treatment of all walks, driveways, fences, walls, dwelling unit and any other structures and improvements.
4. Minimum Setbacks shall be 50 feet (and maximum of 80 feet) from the front property line; 25 feet from any public street or right-of-way other than the front of the lot; 20 feet from the rear property line; and 15 feet from any side property line.
5. Exterior veneer shall be 80% masonry with approved stone, wood, stucco or composite accents.
6. If RVs, boats, trailers etc are kept on site, they must be concealed in the fenced rear or side yard on concrete slabs, so as to not be visible from the front street. The ARC shall approve all structures designed to house, store or conceal such boats, trailers or vehicles, with such approval limited to structures which use designs and materials compatible with the dwelling units.
7. There shall be a minimum of a two-car garage. A garage will be situated on a lot in such a manner that the garage door or entry will face not less than a forty-five (45) degree angle away from the street upon which the lot is situated. Such garage must incorporate an ornamental garage door complementary to the home. The view of a garage door must be screened from the primary street to a height of 7 feet. Said screening may be architectural or landscape in nature. Said garage doors and screening method must be approved in writing by the ARC. On corner lots, the garage doors and driveway will be permitted to face the side street if an ornamental garage door(s), complementary to the home, is incorporated.
8. All dumpsters and other trash containers shall remain hidden from the public view and shall be designed to be kept at the rear of the property.

VERRADO



ESTATES

9. There will be a mandatory Home Owner's Association to maintain common areas and amenities. The current initial assessment is \$950, and the current annual amount is \$750.