

COVENANT SUMMARY



Deer Run
Plat 1

Square Footage Minimums:

Ranch	1,150 sq. ft.*
Story and a Half	1,200 sq. ft.*
Two Story	1,250 sq. ft.*

**exclusive of any basement finish*

Managed By:

Garage Minimum: Two car; Detached garages are permitted.

Siding Material Excluded:

Fence Material Allowed: Black vinyl-coated, chain link, and wood fence not to exceed 6 ft. and be of natural color or same color as dwelling. Located behind dwelling only. Walls, fences, and hedges in front cannot exceed 3 ft in height, at property lines and yard setback areas.

Storage Sheds, Play Structure Requirements: Any exterior outbuilding must first be approved.

Exterior Elements Excluded: Solar collectors must be approved.

Mailbox must meet developer and USPS specifications.

Trash and recycling receptacles must not be in view, except on collection day.

Exterior lighting installed is not to disturb the adjacent resident.

Pets: Dogs, cats, and other common pets allowed if they are not boarded, bred, or maintained for commercial purposes.

Dog run must be screened from neighbor's view or behind a decorative or wood fence.

Landscaping Requirements: Two trees, one in front and one in back.

Lot stays free of weeds, debris, and trash.

Street trees required: Developer may add trees, lot owner must maintain.

Front Elevation Material Requirements: 120 sq. ft. of front elevation must be of brick, stone or Drystack.

HOA Fees: