



# COVENANT SUMMARY

Deer Run  
Plat 2

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## 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*

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**Garage Minimum:** Two car; Detached garages are not permitted.

## Siding Material Excluded:

**Fence Material Allowed:** 48" black vinyl-coated chain link and electronic fencing, located behind dwelling only.

**Storage Sheds, Play Structure Requirements:** Any exterior structures must first be approved, placed in the rear yard, and finished in earth tone conservative color design that will blend well. No structure will be located closer than 10 ft from any lot line.

**Exterior Elements Excluded:** Trash and recycling receptacles must not be in view, except on collection day.

Exterior lighting installed is not to disturb the adjacent resident; light poles not to exceed 10 ft. and located no closer than 20 ft from any property line.

Flag poles permitted but must be uplit.

Non-permanent children's pools allowed.

**Pets:** Dogs, cats, and other common pets allowed if they are not boarded, bred, or maintained for commercial purposes. No more than 2 dogs on any 1 lot.

Dog runs, fencing, and invisible fencing are not allowed.

**Landscaping Requirements:** One tree, homeowner responsibility to plant.

Lot stays mowed, free of weeds, debris, and trash; grass should not exceed 6 inches in height.

## Street trees required:

## Front Elevation Material Requirements:

## HOA Fees: