

SUMMARY OF COVENANTS & RESTRICTIONS

Hamilton Creek

Restriction on Square Footage Requirements

Single Story: 2,200 sq. ft.
One and a half and two story: 3,000 square feet

Exterior Building Materials

Exterior must be composed of brick or stucco-type materials.
Aluminum, wood, or vinyl clad cannot compose more than 20% of the exterior finish.

Construction Period

The home must be completed in one year from beginning of construction.
(The restrictions do not stipulate any time period to begin construction)

Roof Pitch

Must be no less than 8 inches vertical for every 12 inches horizontal.

Approval of the House Plan

Esquire Properties LLC, must approve the house plan before construction of the home.

Construction Plans for the Following Must Receive Prior Approval

Fences walls, satellite dish antenna, solar collector, or any other similar structures.
No out buildings are allowed, with the exception of "pool houses".

Maintenance of the Lots

The owner is responsible to mow and maintain the lot.

Postal Box

Brick mailboxes are preferred; but the Developer will consider other materials, presented by the homeowner.

Fences

No chain link fences are allowed
The Developer must approve fences
Fences on lake front lots cannot obstruct the view of the lake, of the adjacent lots.

Driveways

Must be concrete or brick

Air Conditioning Units

Must be screened as to not be visible from the street.

Parking

Vehicles are not allowed to be chronically parked on the street.

Sidewalks

Public sidewalks are not required within the subdivision.

Common Area Maintenance Expenses

Common area cost include, but shall not be limited to, utility expenses, as well as the upkeep and maintenance of the entrance area, right of ways, drainage easements, waterfall and lake.

THIS SUMMARY OF THE COVENANTS AND RESTRICTIONS ARE FOR THE PURPOSE OF PROVIDING THE PROSPECTIVE BUYER AN OVERVIEW, AND DOES NOT COVER IN DETAIL THE SPECIFIC REQUIREMENTS AS STATED IN THE FULL DOCUMENT