

TIMBERLAKES IV

SUMMARY OF COVENANTS AND RESTRICTIONS

All dwellings constructed upon any lot shall conform to the following restrictions among others:

- (1) The ground floor living space of all single-story dwellings shall not contain less than 1,700 square feet and no two-story dwelling shall contain less than 2,200 square feet of living area. (Exclusive of open porches, basements, garages, and other areas not considered living area.)
- (2) No dwelling shall have less than a full size 2-car or more than a 3-car attached garage unless otherwise approved by the Committee.
- (3) All dwellings shall have yard lights of uniform appearance. The style, type, and location shall be determined by the Committee. Owners shall be responsible in maintaining the approved yard lights in the form in which they were originally stilled and kept functional at all times.
- (4) All property located at street intersections shall be landscaped so as to permit safe sight across the street corners. No fence, wall, hedge, or shrub planting shall be placed or permitted to remain where it would create a traffic or sight problem.
- (5) Location of in ground pools must be approved by the Committee or Developer with proper fence barrier specified. No above-ground swimming pools are allowed.
- (6) No hedges, wall, dog runs or animal pens of any kind shall be permitted on any Lot except as approved by the Architectural Control Committee.
- (7) There shall be no vinyl or aluminum siding on any dwelling.
- (8) No outbuildings of any kind, detached garages, sheds, barns, storage buildings, shacks or tents shall be maintained on any Lot.
- (9) All driveways must be paved with concrete, asphalt or other all-weather surface excluding gravel. No carports are permitted.
- (10) All fences, walls, barriers or like structures must be approved in writing by the Committee prior to construction. No such structure shall exceed eight (8) feet in height. No such structure shall be placed closer to the front lot line than the front building setback line.
- (11) Total sideyard set-back is 19 feet with a minimum of 7 feet on each side.
- (12) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any portion of the Properties, except that dogs, cats or other usual and common household pets may be kept provided that they are not bred, kept or maintained for any commercial use and are housed within the dwelling.
- (13) No refuse shall be maintained on any lot. Garbage and trash shall be kept in approved containers which are not visible from the street, except on collection day.
- (14) Mailboxes shall be standardized according to specifications supplied by the Developer.
- (15) No semi-truck, trailer, boat or trailer, mobile home, or recreational vehicle, or any similar equipment shall be permitted to be kept on any Lot unless kept entirely within a garage. At no time shall any unlicensed and/or inoperable vehicle be permitted on any Lot, common area, street or easement unless kept entirely within a garage.
- (16) Participation in the Homeowner's Association is mandatory. The assessed dues will be determined by the Association.

NOTE: This sheet is for Summary purposes only and does not reflect all applicable covenants and restrictions. A copy of the Declaration of Covenants and Restrictions are available upon request.