

THE FARM

Highlights of Covenants, Conditions and Restrictions.

Association Dues

There is a one-time fee of \$250 (copper mail box, paper box & address numbers) that will be assessed at the time of closing. There is also a yearly assessment fee for the maintenance of common areas that will not exceed \$200 for the first five years. Special assessment may be made as deemed necessary by the Governing Board and approval of 51% of association members.

Architectural Control Committee (ACC)

All plans, specifications and builders are subject to approval by the ACC. All plans must show floor plans, exterior type and finish, etc. Three complete sets must be submitted. Two will be retained in the office and one will be returned to builder and/or owner. All approvals or disapprovals will be in writing.

Construction and Completion Dates

Construction is to begin within 2 years of ownership. Construction is to be completed within 1 year from date of beginning. Extensions are subject to the approval of the ACC. Developer retains the option to repurchase if guidelines are not met.

Dwelling Restrictions

Only single-family homes are allowed. All square footage requirements are exclusive of porches (whether one or two story and whether screened or not), basements, walk-out basements or lower levels and garages.

1-story (requires a minimum of 9' interior walls)	2200 Sq. Ft. minimum
2-story	2400 Sq. Ft. minimum
1 ½ story or split-level	2400 Sq. Ft. minimum

Garages

All homes must have a full-size attached garage (not to exceed a 3 car) unless in place of attached garage or in addition to an attached garage plans that meet specific criteria are submitted and approved by the ACC for a Carriage House/garage. All garages are to be side-presenting.

Architectural Designs

It is suggested (not required) that all homes have a minimum of one frontal and/or side porch to be visible from the home sites road frontage. Window designs are to include or suggest sectional divided mullion panes. Other desirable architectural elements include interesting roof lines, recommended minimum of 8/12 pitch, dimensional shingles, etc.

Landscaping

Two sets of landscaping plans must be submitted prior to the occupancy of a dwelling unit or the completion of a spec home. One set will be retained and the other returned to the builder and/or owner. Minimum requirements are: 3 trees in the front yard (1 ¾" caliber size) in any combination of hardwood shade trees and/or 5' or taller spruce or pine (excluding white pine). Also required for the front yard is 1 flowering tree (1 ½" caliber). Professionally installed lawn irrigation systems are required.

Fencing

All fencing is subject to the approval of the ACC. Invisible fencing is allowed.

Driveways

All driveways are to be a minimum of 16' in width and are to be constructed with a minimum of 4" of concrete.

Lighting

Each dwelling unit shall have 1 exterior lamp post. The type, style and color of the light fixture should be architecturally compatible with the home.

Mailboxes

Each dwelling unit will have a mailbox of a size, style, quality, uniform numbers and appearance as established by the ACC.