



Brief Summary of Protective Covenants for Three Pointes South Development

I. Land Use and Structure Type:

- a. Land is to be used for single-family residential purposes only.
- b. One single-family dwelling is permitted per lot.
- c. Dwelling must contain at least 1,250 sq. ft. of living space. Once construction has commenced, the exterior must be completed within one year, and improvements must adhere to the building standards set aside by protective covenants.
- d. No building shall be erected which has cinder or concrete blocks visible from the exterior nor shall any building be erected thereon with exterior asphalt or asbestos siding or cobble or creek stone.
- e. Mobile homes, house trailers, or junk or inoperable motor vehicles are not permitted on this property.
- f. Camping is permitted 7 days out of each month, so long as professional camping equipment is used. All camping equipment must be removed from lot when not in use.
- g. Household pets are permitted. Farm animals, including, but not limited to, cattle, livestock, chickens and swine, are prohibited.
- h. There shall be no commercial activities on any tract, specifically including, but not limited to, the operation of garages, car repair shops, machine shops, offices or business complexes, sawmills or logging facilities.
- i. No building shall be erected which is closer than 30' from the front property line and 15' from the property line of any adjoining lot or tract.
- j. The owners of any granted lot(s) agree that they will maintain their respective premises in a neat, presentable, and attractive condition.

II. Homeowners' Association:

- a. All lots within the Three Pointes South development will pay an annual assessment of \$500. The Homeowners' Association is established to collect annual assessments, which will be used for the upkeep of the entrance, common areas, landscaping, and for the enforcement of protective covenants. The assessment will also be used to maintain community appearance.

Note: This document is intended to be a summary of building standards & covenants. Please refer to the official Declaration of Covenants, Condition, and Restrictions for accuracy of the above referenced topics.



Building Standards

Grantor does hereby form a Homeowners' Association to govern building standards for Three Pointes South development (Design Review Board)

Building Type:

- Stick built construction only (no mobile, modular may be approved by HOA if attached to foundation without steel frame.)
- One single-family dwelling and one detached garage of similar materials and design are permitted per lot.

Exterior:

- Natural wood, log, stone, brick, and any combination are permitted. Wood textured cement board is permitted.
- All aluminum siding is prohibited.
- Block, brick, rock, stone or stucco foundations are permitted. No exposed bare masonry walls shall be allowed.
- Any new materials that are approved by the Three Pointes South Homeowners Association may be considered and can be approved though the HOA with a variance.
- Windows and doors must be of sound quality, workmanship, and installed properly. No visible outside bare metal frames will be allowed.
- No satellite dishes over one yard in diameter shall be permitted.
- Roof-pitch must be a minimum of 6/12. Porches and patios can have a less grade pitch but must be approved by the HOA.
- No pre-fabricated, metal, or plastic outbuildings will be permitted. All detached buildings must be permanent and pre-approved by the HOA before installation.
- All plans must be submitted to the HOA before any construction can commence. There may be a charge for any submission. Any variances must be approved by the HOA in writing.

Contractor Responsibilities:

- Building materials cannot be placed within road rights of way or utility easements.
- Contractor must assume liability for all construction vehicles that enter property en route to their job site, specifically overweight vehicles that may damage road surface. Concrete truck weight limit is 5 yards per truck.
- Contractor is responsible for actions of any/all sub-contractors.
- Contractors/sub-contractors is responsible for any cut, break, or damage to underground utility caused by their negligence.

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