

OVERLOOK HILLS RESTRICTIONS

Revised 3/9/02

- *1500 sf heated living space above ground (not to exceed a 2 story home plus a basement substantially underground as grade permits.
- * Log or wood sided homes with wood tone or natural color stains, developer may consider man made products that simulate wood if it looks like wood from the street, but this is solely at developer discretion
- *Lot owners are to keep trees and undergrowth clear of other property owners view to the south. Undergrowth and / or grass to be cut at least once per year.
- *Subject to utility easements
- *Landscape easement 10' wide in addition to the utility easement on lots 4&5 in Carroll County along 606 and Overlook Hills Drive (slightly wider at the corner behind signs, will have to be surveyed or measured prior to sale of 4 &5)
- *No campers, boats, RV, motorcycles etc., unless inside of a garage.
- *Garages or utility buildings are to be of same exterior as the home and approved by developer.
- *No carports
- *Foundations that are visible from the street must be stone, or rustic style brick if approved by developer. The back of the house may be stucco if not street visible.
- *Plans, roof colors, architectural design, colors, aesthetic considerations to be approved by developer. This approval must be in writing prior to any applicable construction
- *All structures, their location on the lot, and parking must be approved by the developer. Homes on the south side of Continental must be built in the middle 1/3 of lot or have developer permission (to prevent blocking views from north side of street). This approval must be in writing prior to any applicable construction
- *Single family residential use only
- *No commercial activity
- *No commercial signs, unless approved by developer. General intent is only for signs by the developer.
- *No lot can be redivided for the purpose of creating additional lots. Other survey changes subject to developer and county approval.
- *30' street setback / 10' other property lines
- *Any antenna must be approved by the developer. The intent is to be the smallest, least noticeable antenna available that is still functional.
- *Exterior of all homes to be completed within 1 year of starting construction
- *It is the responsibility of the lot owner to prevent unsightly or unkept conditions which would decrease the beauty, enjoyment or value of the neighborhood, all vehicles must be licensed and in running condition. No motorcycles or ATV's allowed in the development, except for licensed street bikes. Trail bikes are not allowed even if licensed.
- *No obnoxious or offensive activity.
- *Fuel tanks are not to be visible from street or adjacent homes (underground or visibly fenced)
- *No livestock or animals except household pets. Dogs may be kept outside on your property only if they can be confined by an invisible electric dog fence, trolley line or a wooden fence approved by developer. No dogs of an aggressive nature or breed of dogs generally considered to be of an aggressive nature are allowed under any circumstances. Pets must be on a leash if off of your property.
- *Granite or steel pin corner markers or sideline markers are not to be removed without permission of developer.
- *Driveway culvert location must be approved so as not to cut into underground power lines.
- *No hunting or discharge of firearms.
- *Owner is to gravel drive as soon as construction starts to minimize mud tracking onto street. Owner is responsible for repairing any damage to streets and / or shoulders during construction.
- *ANY VARIANCE FROM RESTRICTIONS MUST BE APPROVED IN WRITING BY THE DEVELOPER, but any variance granted or lack of enforcement does not void that restriction or others.
- *Any reference to developer refers to the current owners or any subsequent heirs or assigns.