

Songbird Springs

Covenants

1. Land use: Each tract to be used for residential purposes only.
2. Building structures: Any residence must have a minimum of 2,500 square feet of actual heated and cooled living space. Two story home must have a minimum of two thousand square feet on the main floor. All plans must be approved by architectural design department.
3. Setbacks: Any residence must be built on site and set back at least 100 feet from the road right of ways and 25 feet from side lines. All the buildings must be behind the residence and at least 25 feet back.
4. Building restrictions: There will be no trailer, mobile home, double wide or modular home erected or placed on any tract.
5. Lot appearance: No abandoned and/or inoperable vehicles, junk, or liter of any kind shall be permitted outside any building. Each owner or occupant shall refrain from any act or use of the lot that could reasonably cause embarrassment, discomfort, annoyance, or nuisance to others.
6. Animals and pets: No swine, fowl, sheep or goats are permitted on property.
7. Maintenance: All lots together with their exterior improvements shall be maintained by the owners or occupants. No lot shall be used for storage of material or equipment, except for construction of improvements. The accumulation of garbage or household trash of any kind is prohibited.