

**The Preserve Phase II
Summation of Covenants**

1. Each dwelling must have a minimum of 1500 square feet. Once construction begins it must be complete within 365 days.
2. The Preserve will be a private community with a Homeowners Association and Association dues of \$200.00 per year. Dues are payable and pro-rated at closing.
3. The Preserve will have an Architectural Review Board. All structures and/or improvements must be submitted to the Review Board for approval, and must comply with all local, state and federal laws and regulations.
4. No breeding of any animal for commercial or recreational purposes.
5. Camping is permitted in professionally manufactured equipment for up to 14 consecutive days. Living in temporary structures is strictly prohibited.
6. Docks, bulkheads, walkways and boat ramps are allowed on all waterfront properties. The lot owner will be responsible for individual permits for all work done on waterfront lots.
7. An outbuilding is permitted but must be built in conformance with the main residence.
8. No structure other than a fence may be constructed within ten (10) feet of the property lines without written consent from Greenville Timberline, LLC or The Preserve Architectural Review Board.
9. No singlewide or doublewide trailers will be permitted on any lot. Modular Homes and log cabins are permitted but must be approved by the Architectural Review Board. Homes must have a minimum roof pitch of 6-12 and cannot have a Title or VIN number.
10. No more than 24.2% of any lot shall be covered by impervious structures, including asphalt, gravel, concrete, brick, stone, slate, or similar material but not including wood decking or the surface of swimming pools.
11. This document does not replace the **The Preserve Phase II Subdivision, recorded Covenants.**
12. Hunting will be permitted on properties greater in size than 50 acres. No hunting on any parcel less than 50 acres. All hunters must obey all federal, state and local hunting laws, zoning and ordinances.