

C C and Rs Comparison by Phase

Restrictive Covenants		Phase I	Phase II	Phase III	Phase IV	Phase V
a	Dwellings must front the street that the lot fronts	X	X	X	X	X
b	25' front and rear set back; 10' side set back	X	X	X	X	X
c	AC enclosed area	2200	2250	2350	2400	2600
d	Exterior stone, masonry, brick, stucco or glass building material - 90% lower level; 75% upper level	X	X	X	X	X
d	Exposed chimneys to be of brick or stucco	X	X	X	X	X
d	Unattached structure (garage or outbuilding) must match exterior of house	X	X	X	X	X
e	Fencing must be approved by the Architectural Control Committee prior to construction	X	X	X	X	X
e	Fences - brick, stone, rod iron, wood	X	X	X	X	X
e	Wood not over 6' high, good side out, horizontal wood cap and metal fence post	X	X			
e	Wood not over 6' high, good side out, horizontal wood cap	X	X	X	X	X
e	Wood fence facing street must have landscaping to shield it	X	X	X	X	X
e	No privacy fence can extend any closer to the street than the front of the house	X	X	X	X	X
e	Fences that adjoin park or common area - rod iron	X	X			
e	All fences on the rear property line in Blk 5 shall be 120' from the front property line.	X	X	X	X	X
e	All fences on the rear property line of lots 15-20 Blk 4 shall be of rod iron			X		
f	Roofs shall be wood, tile, or composition of 220 lbs or greater	X	X	X	X	X
f	Roofs shall not be less that 8/12 pitch	X	X	X	X	X
g	All lots for single family use only	X	X	X	X	X
g	No building shall be erected, altered, placed or permitted to remain on any lot other than 1 detached single family residence per lot	X	X	X	X	X
g	Home may not exceed 2 stories with 3 different plate heights and 4 offsets in the slab for the front elevation	X	X	X	X	X
h	Garage door must open on the side or rear of the house	X	X	X	X	X
h	Minimum of 2 car garage and maximum of 3	X	X	X	X	X

NEED TO BE AWARE OF CHANGES

Only on Phase 3 CCRs

C C and Rs Comparison by Phase

Restrictive Covenants		Phase I	Phase II	Phase III	Phase IV	Phase V
h	Garage doors may face the street if: i) 70' behind the curb; ii) door shielded from street view with either an automatic rod iron gate or a 5' tall masonry wall or a combination of these; iii) front facing garage plans will be presented to the Architectural Control Committee before construction	X	X	X	X	X
i	No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot	X	X	X	X	X
i	Dogs, cats or other household pets may be kept provided they are not used for commercial purposes	X	X	X	X	X
j	No noxious or offensive act or activity shall be allowed nor shall anything be done which may become an annoyance or a nuisance to the neighborhood	X	X	X	X	X
k	No sign shall be erected or maintained on any lot except a "For Sale" sign, not to exceed 15 square feet, or a sign owned by the developer or homeowners of Twin Creeks	X	X			
k	No sign shall be erected or maintained on any lot except a "For Sale" sign, not to exceed 24" x 34", or a sign owned by the developer			X		
k	No sign shall be erected or maintained on any lot except a "For Sale" sign, not to exceed 18" x 24", or a sign owned by the developer	X	X	X	X	X
k	Only the developer or homebuilder may have signs on unimproved lots	X	X	X	X	X
l	No radio towers, antenna structures or other aerials shall be placed on the roof of any building and not on unimproved lots	X	X	X	X	X
l	Satellite dishes must not exceed 18" and be screened from street view	X	X	X	X	X
m	Any portion of a lot that is exposed to public view must be maintained in a neat and orderly fashion	X	X	X	X	X
m	No lot shall be used for dumping or storing rubbish, trash, debris, surplus soil or rock	X	X	X	X	X
n	No outbuilding, shop, or trailer or residence of a temporary character shall be permitted	X	X	X	X	X

NEED TO BE AWARE OF CHANGES

Only on Phase 3 CCRs

C C and Rs Comparison by Phase

Restrictive Covenants		Phase I	Phase II	Phase III	Phase IV	Phase V
o	No boat, house trailer, mobile home, camper, RV, boat trailer or similar wheeled vehicle shall be stored or parked on any lot except in a closed garage	X	X			
o	No boat, house trailer, mobile home, camper, RV, boat trailer or similar wheeled vehicle shall be stored or parked on any lot except in a closed garage, or behind a fence, and must not be visible from the street	X	X	X	X	X
o	No automobiles or personal passenger vehicles shall be parked or stored on any street	X	X	X	X	X
p	Specifically exempted from the provisions in this section are activities by the Developer and ends when all development activity is completed	X	X	X	X	X
q	No vehicle of any size which transports inflammatory or explosive cargo may be kept in the addition at any time	X	X	X	X	X
r	Each lot shall have landscaping including: shrubs, flowers, trees, ground cover and grass compatible with Twin Creeks	X	X	X	X	X
r	Landscaping must include a sprinkler system for the front and rear yards	X	X	X	X	X
r	Landscaping must be maintained in a healthy and attractive condition	X	X	X	X	X
r	Retaining walls shall be of masonry material and brick must match the exterior of the dwelling	X	X			
r	All landscaping and retaining walls must be completed prior to occupancy	X	X	X	X	X
s	Each owner shall mow and maintain landscaping and vegetation of his lot in such a manner as to control weeds, grasses and other unsightly growth	X	X	X	X	X
s	Developer has the right to correct problems at the owners expense	X	X	X	X	X
t	No drying of clothes outdoors or clothes lines will be permitted in the subdivision	X	X	X	X	X
u	Each lot shall be a member of the HOA	X	X	X	X	X
v	All mailboxes will be ornamental	X	X	X	X	X
w	No window air conditioning units will be permitted in the subdivision	X	X	X	X	X

NEED TO BE AWARE OF CHANGES