

2007 DEED RESTRICTION AMENDMENTS

20070736209
12/17/2007 RP3 \$119.75

The Restrictive Covenant Agreement, executed March 7, 1976, continues in effect without modification except for these amendments.

1. These restrictions and amendments shall apply to adjacent multiple lots under one ownership as though the lots are a single lot.
2. Inhabitable space above parking space, when the combination constitutes the front of the house, is prohibited.
3. No new construction, on the driveway-side, is allowed to be closer than 10 feet to any wall of the house on the adjacent lot, except for driveway pavement, fences, and gates as well as landscaping elements.
4. A carport shall not be in front of the house or closer to the front of the house than half the depth of the house.
5. No vehicle or trailer shall be parked off the driveway in front of or on the side of any house for more than six hours.
6. Garages or carports are not required, but off street accommodations for parking are required when not in conflict with other provisions of these restrictions and amendments.
7. Excluding the four houses on the corners of Vassar Place, maximum paved driveway width shall be limited to 13.67 feet extending from the street to half the depth of the house.
8. All driveway locations, existing at the time these amendments are recorded with the county clerk, shall be maintained.
9. If driveway gates are not a see-through type, the gates shall not be closer to the front of the house than half the depth of the house.
10. Maximum height of the highest point of the roof of any house, not existing at the time of recording of these restrictions with the county clerk or a modification to an existing house, shall be limited to 36 feet above the ground level adjacent to the house.
11. The principal roof shall not be a flat or low-slope type of three inches or less per horizontal foot.
12. A sloped roof behind level parapets giving the appearance of a flat or low-slope roof is prohibited.
13. A minimum of 50% of the exterior wall finish material of the house – excluding a carport – shall be brick, concrete masonry units, stone or stucco, including synthetic stucco.
14. Concrete masonry units shall not be the standard-face type.
15. Exterior color of the house shall be easily defined as subdued.
16. Principal roots of the street trees shall not be altered to accommodate sidewalks or driveways.
17. Replaced street trees shall be Live Oaks of the sub species predominant in Vassar Place.
18. Fountains within the front setback are prohibited.
19. Permanent, in-the-ground flagpoles are prohibited
20. No retaining wall or curb, in front of the house, shall be higher than the existing ground level being retained.
21. A standing Architectural Committee is hereby established for the following purposes: a) to be available for consultation regarding compliance with restrictions for proposed new construction, b) for review of new materials that an owner may want to use, c) to ensure plans for new construction conform to the restrictions, and d) to consider other architecturally related matters that cannot be anticipated currently.
22. One copy of plans for new construction, affecting the exterior and requiring a building permit, shall be submitted to the Architectural Committee for review before application for a building permit. Plans do not have to be complete, but must be drawn to scale and must show the final design and final exterior materials. Upon completion of the review, a letter to the owner will be issued by the committee stating either approval or the requirement to resubmit after addressing issues stated in the letter. If a member of the committee is submitting for his/her personal construction, that member will recuse himself /herself for that project and will be replaced by a temporary substitute member.
23. Sub-article 4.02 of the existing Regulations is hereby modified to include the prohibition of prefabricated homes
24. Sub-article 4.04 of the existing Regulations is hereby replaced with the following: Except for those of a security company, any yard sign shall be a) temporary, b) limited in number to two, and c) limited in size to approximately 18 x 24 inches.

RP 052-64-0658

2.
Amend
7.75
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122

- 25. Sub-article 4.08 of the existing Regulations is hereby modified to include a stipulation of the following measurements for the purpose of further defining the location of the “building line” – without changing the intent – of the sub-article:

SETBACKS *	ADDRESSES	CONDITIONS
15 - 6	1421	
16 - 0	1527, 1523, 1424	
17 - 0	1519	
18 - 0	1417	
19 - 0	1515, 1511	
20 - 0	1507	
20 - 6	1428	Measured at east post
21 - 0	1503, 1413, 1405	
22 - 0	1429	
23 - 0	1409, 1402, 1330	
24 - 0	1326, 1425	
25 - 0	1416, 1322, 1316	
26 - 0	1420, 1436, 1406	
26 - 6	1312	
27 - 0	1502, 1401, 1320	
28 - 0	1508, 1327, 1336	
29 - 0	1512	
30 - 0	1432, 1335, 1331	
31 - 0	1300	Measured at front door
32 - 0	1518	
32 - 6	1524	
33 - 0	1528, 1516, 1317	
34 - 0	1323, 1308	
37 - 0	1321	
42 - 0	1313, 1309	1309 Measured at front door
56 - 0	1304	Measured at driveway

* Feet – inches

The benchmark for all measurements is the house side of the sidewalk edge or its equivalent where the sidewalk has been removed. Setbacks are rounded to the nearest foot, except for 6-inch dimensions.

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