

The Overlook  
at  
Sugar Grove

Restrictive Covenants

The following restrictions shall be covenants running with the land; shall be recorded as a part of the dedication of The Overlook; shall be referenced in every conveyance of a lot in said subdivision; and shall be recorded as a part of said subdivision:

1. No lot may be subdivided and shall be for single family residence only.
2. No business may be conducted on any lot except that which is wholly conducted within the owner's home. No sign advertising any business shall be permitted on a lot.
3. Building offsets shall be as recorded on the recorded subdivision map.
4. Every dwelling shall have a minimum of 1,200 square feet of interior living space on the main floor; shall have at least a two-car garage, attached or detached, which garage shall conform to the design of the dwelling and be limited to 800 square feet.
5. One shed, permanent or not, may be placed on a lot and shall be limited to 120 square feet.
6. Only domestic pets (i.e. dogs and cats), no more than two, shall be permitted and shall be restrained to owner's property.
7. No unlicensed vehicles may be kept on a lot for more than 30 days unless stored in a garage. All boats travel trailers and motor homes shall be garaged.
8. No mobile homes may be used as a residence, but modular wood frame construction shall not be excluded.
9. Any fence shall:
  - a. Not exceed four feet in height
  - b. Shall be subject to developer's approval

10. All plans for dwelling, garage, shed and landscaping must be submitted to the developer for written approval prior to construction.
  - a. The exterior of all dwellings and garages, including landscaping, sidewalks, and driveways shall be completed within eighteen months of the commencement of excavation.
  - b. Prior to exterior completion, no owner may occupy a dwelling nor may a trailer or tent be used as a residence during construction.
11. Height restrictions:
  - a. Dwelling - maximum 2 1/2 stories
  - b. Garage - maximum 1 1/2 stories
  - c. Shed - 1 story
12. Before and after construction, lots shall be maintained in good and clean condition, including the use of storage containers.
13. Developer may use one or more dwellings as an office or model home, at which lot the sign requirement shall not apply.
14. All easements are shown on the map of the subdivision and said map shall constitute notice of said easement.
15. Each owner shall provide adequate off-street parking for vehicles, and no vehicle larger than a one ton truck (ex. Ford F-350 DRW ) shall be permitted on or about the premises.
16. Trees shall not exceed thirty feet in height, and no shrubs exceeding ten feet in height and twenty feet in length are permitted.
17. Short term leasing by an owner and resale of an unimproved lot shall be approved by the developer.
18. Violation of any restriction shall be corrected within sixty days of written notice by the developer. If not corrected, developer may correct the violation at the owner's expense.