

# SUMMARY OF PROTECTIVE COVENANTS

## HIGHLAND MEADOWS DIVISION 1

- \* Residential Lots for single family homes only
- \* Landscaping required in first growing season
- \* Architectural control committee
- \* Home must have some brick, rock or “drivet” and metal (required for Blocks 1 & 2, and lots 1-3 block 4, lots 2 & 3 block 3) or for lots 4-7 block 3 and 4-10 block 4 **premium quality** vinyl siding is allowed (**of thickness between .044 to .048 inches**)
- \* Roof pitched 5/12 or greater on two-story homes, 6/12 or greater on one level homes
- \* No outside antennas or dishes except 18" or smaller satellite dish attached to house
- \* Recreational vehicles must be screened and behind front setback of home
- \* Homes on Satterfield Dr. will install personal mailboxes, Central Mail Box Unit to be installed by developer for homes on Owyhee and Skylar.
- \* All underground utilities - power, phone, natural gas, and television cable
- \* Minimum home size:
  - Lots 1 & 2 Block 2, Lots 1-3 Block 1 & 4, Lots 2-3, block 3: 3 Car Garages
    - One level home: 1650 sq. ft. on 1 level
    - Two story home: 2000 sq. ft. on 2 levels
    - Split-Level home: 2000 sq. ft. on 3 levels
  - If 2 car garage add 150 sq. ft. to living space requirements.
  - Lots 1-4 Block 3 & 4-10 block 4: 2 or 3 Car Garages
    - 1350 sq. ft. above grade living space.
    - Garage Exterior width to be 22' min.
- \* Selected trees authorized for subdivision, Park Strip to have only Little Leaf Lindens and grass.
- \* Fences to be wood, masonry, vinyl or similar materials. No chain link or net wire.
- \* On-Site Grading to keep all drainage flowing down lot lines.