

# SUMMARY OF PROTECTIVE COVENANTS

## SUNBROOK 1ST ADDITION

- \* 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 steel siding, no vinyl allowed.
  - \* 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
  - \* Lot owner/builder to provide individual mail box unit
  - \* All underground utilities - power, phone, natural gas, and television cable
  - \* Minimum home size:
    - Lots 1-3 Block 1, Lots 1-6 Block 2, & Lots 3-6 Block 3: 3 Car Garages
      - One level home: 1800 sq. ft. on 1 level
      - Two story home: 2200 sq. ft. on 2 levels
      - Split-Level home: 2200 sq. ft. on 3 levels
    - Lot 7 Block 2 & Lots 1&2 Block 3: 3 Car Garages
      - One level home: 1700 sq. ft. on 1 level
      - Two story home: 2200 sq. ft. on 2 levels
      - Split-Level home: 2200 sq. ft. on 3 levels
- If 2 car garage add 150 sq. ft. to living space requirements.
- \* Selected trees authorized for subdivision, little leaf linden in park strip
  - \* 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 and away from foundation.