

SUMMARY OF PROTECTIVE COVENANTS

PARTRIDGE RIDGE 5th 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 to provide individual mail box unit on the north side of Michelle St. and USPS will provide Multiple Units for side streets.
- * All underground utilities - power, phone, natural gas, and television cable
- * Minimum home size:
 - Lots 1 Blocks 1, 2, &5 and Lots 1-6 Block 3: 3 Car Garages
 - One level home: 1550 sq. ft. on 1 level
 - Two story home: 1900 sq. ft. on 2 levels
 - Split-Level home: 1900 sq. ft. on 3 levels
 - Lots 2-7 Block 2: 3 Car Garages
 - One level home: 1700 sq. ft. on 1 level
 - Two story home: 2100 sq. ft. on 2 levels
 - Split-Level home: 2100 sq. ft. on 3 levels
- If 2 car garage add 150 sq. ft. to living space requirements.
- * Selected trees authorized for subdivision
- * 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.