

EAGLE POINT
Unrecorded Covenants, Conditions, and Restrictions

ALL HOMES MUST MEET AND PASS ARCHITECTURAL APPROVAL FROM PATTERSON CONSTRUCTION, & TOWN OR EAGLE MOUNTAIN, WHICH SHALL INCLUDE A MINIMUM OF THE FOLLOWING:

1. All homes shall have garages, no carports. Side entry garages are strongly encouraged.
2. Exterior colors must be approved and must be subdued and unobtrusive.
3. Minimum of 6/12 pitch can be used. Higher pitches are encouraged.
4. Front porches are required. Porches of 100 sq. feet are preferred.
5. Architectural shingles are required.
6. Siding must be "vinyl", no aluminum.
7. No contemporary, modern designs, or log cabin style homes.
8. Rooflines are to have a significant break and/or jog.
9. Buyer agrees to landscape and plant yard within 2 months from closing/occupancy.
10. Trashcans are to be stored out of public sight.
11. No visible antennas or front visible exterior clothes lines.
12. No full sized satellite dishes unless in back yard and unobtrusive. Mini satellite dishes are to be encouraged.
13. All front roof fireplace exhaust pipes must be enclosed in a chimney frame.
14. Campers, motor homes, trailers, and boats are to be kept from public sight, not in the driveway.
15. No automobiles, campers, motor homes, trailers, boats or other vehicles are to be parked on front street other than on a temporary basis.
16. Buyer is responsible for **ALL** landscaping and maintenance of the "planter area" between sidewalk and road on each lot. Landscaping requirements shall include, but are not limited to large caliber Flowering Pear trees, with a minimum of 1 ½" caliber, planted every 40 feet. Maintenance shall include, care, repairs, replacement, etc.
17. Buyer agrees to abide by Eagle Point Design Guidelines.

Buyer #

Date

Buyer #

Date

PATTERSON CONSTRUCTION

By:

Salesperson

Date