



## **Covenants Summary**

- Single family residence construction only.
- 2200 square feet of living are for one story and 2400 square feet living area for two story with at least 1400 square feet on the ground floor.
- Guest house allowed with minimum of 500 square feet and up to 50% of the square footage of the main dwelling.
- Attached or detached garage must be side or rear entry.
- Construction must be of new construction materials and consist of 100% masonry on exterior walls. Roofs shall be constructed of 30 year or better composition shingle, tile, slate, metal standing seam or other roofing approved by ACC.
- All exterior color schemes or any improvement must be approved by the ACC.
- One permanent outbuilding shall be allowed so long as such building is no larger than 2000 square feet.
- The first 150 feet of all driveways must be constructed of asphalt, two-course chip and seal asphalt paving, concrete, brick pavers, unless otherwise approved in writing by the ACC.
- Walls and fencing, if any, may be constructed of the following material:
  - ✓ Three or four board vinyl
  - ✓ Wrought Iron
  - ✓ Masonry or masonry veneer-masonry privacy fences may only be constructed behind the front line of the main dwelling
  - ✓ Cedar post with barbed wire, straight wire, rolled no climb wire, and/or heavy gauge cattle/hog panel
  - ✓ Metal pipe with top rail
  - ✓ Metal pipe without top rail so long as the pipe fencing has a top rail along any portion facing street. The sides and rear of the fence not facing the street may have a metal pipe no less than every 100 feet with t-posts in between unless otherwise approved by the ACC. All t-posts must be painted the same color as the pipe.
  - ✗ NO wooden privacy fences
- All improvements, except fences, shall be set back at lease 75 feet from the front property line, 20 feet from the side lot lines and 60 feet from the rear lot line.



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- In ground swimming pools are acceptable with ACC approval. Above ground pools are not allowed.
- Property Owners Association is mandatory with \$795 annual fee for maintenance of common areas.
- On-site sewage facility (septic system) is required. Contact Kendall County Development Management Department at 830-331-8251.
- Horses, cows, goats, sheep, miniature animals, alpacas and llamas are allowed so long as the number of such animals does not exceed one animal for every 2 full acres. Each lot is allowed up to 10 laying hens.
- All planned improvements must be submitted to the ACC for approval before any construction begins. Two (2) sets of construction plans and two (2) sets of site plans should be submitted to the Sabinas Creek Ranch Information Center for review.