

# GILLESPIE CANYONS

1. ☐ Each property shall be used for single-family residential use only.
  - 1.1. ☐ Additional structures are allowed such as cabins, barndominiums, short-term rentals, guest houses, detached garages and storage buildings. Any and all additional structures shall be built and maintained the same as the primary single family house.
  - 1.2. ☐ With the primary house counting as (1) one, only 4 total structures may be constructed on the property.
2. The footprint of a single-family dwelling shall be:
  - ☐ A minimum of 1,600 square feet of fully enclosed heated living area on the ground/main floor.
3. ☐ The footprint of an accessory structure shall be:
  - ☐ A minimum of 800 square feet of living area
4. ☐ All perimeter fences shall be of new material and constructed in accordance with professional fence building standards regarding quality and appearance.
5. ☐ Materials:
  - 5.1. ☐ All structures should be built of similar or comparable materials.
    - ☐ All metal finishes shall have a factory applied finish
    - ☐ All foundations on each structure shall be of concrete
6. ☐ Exterior Colors will be limited to earth tones.
7. ☐ Setback Restrictions

All structures shall be within the allowed setback lines listed below

  - ☐ 25 feet from any interior (SIDE) lot boundary line
  - ☐ 60 feet on FRONT (to the centerline of the roadway) off of the Right of Way
  - ☐ 25 feet from any REAR lot boundary line
  - 7.1. ☐ Utility Easement Restrictions
    - ☐ 10 feet Utility easement along and outside of all boundaries of the roadways
    - ☐ 10 feet of the rear, front and side boundaries lines
    - ☐ 20 feet along the entire perimeter boundary of the subdivision
8. ☐ The Owner shall submit to Declarant or its successor or assign sufficient information to determine the suitability of the design and its relationship to the site. The following items should be submitted:
  - 8.1. ☐ Preliminary Design to include (all must be checked):
    - ☐ Schematic Floor Plans should be:
      - ☐ Be at 1/4 inch scale minimum
      - ☐ Show the heated SF for each level
      - ☐ Show the unfinished (unfinished/porches/decks/other) SF for each level
    - ☐ Schematic Exterior elevations (all sides) to include (all must be checked):
      - ☐ Be at 1/4 inch scale minimum
      - ☐ Roof Height
      - ☐ Show all thoughts on materials for the residence
      - ☐ Approximate finished grade

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8.2. ☐ Preliminary Site Plan to include:

- ☐ All property boundaries and setbacks
- ☐ House location
- ☐ Main road
- ☐ Driveway
- ☐ Existing grades
- ☐ Any new/alterd grade and any other structures or site improvements.

## PLEASE NOTE:

- ☐ Construction will be in accordance with approved plans.
- ☐ After start of construction, owner will have (9) nine months to complete construction.
- ☐ \$500 "road maintenance fee" deposit is due before construction begins payable to Empire South Realty Advisors.