

Eagle's Nest

Summary of Deed Restrictions

- No tract shall be further divided or subdivided.
- The property shall be improved and used for single family residential use.
- All improvements constructed must be approved in writing by the Architectural Review Committee (ARC).
- Construction Requirements: Lots 4-28 is 2,400 sq. ft. minimum size. The remaining lots are 2,000 sq. ft. minimum. All residences must have a front elevation of at least 65' in length. Lots 9-17 have height restrictions based on benchmarks located on the individual lots. Lots 18-28 may not be higher than 26' from the natural ground. All garages must be 2 car with side entry.
- Building setbacks: 50 ft. from front and rear property lines and 15 ft. from side property line, with the exception of lots 19-24 which have a 40 ft. setback from front property line.
- Improvements must be completed within one year of commencement of construction.
- No mobile homes. No travel trailers or recreational vehicles shall be parked so as to be visible to other properties for more than 72 hours.
- No trash, rubbish or debris of any kind shall be placed or permitted to accumulate upon the residential property. All inoperable cars, trailers, boats, tractors, etc. shall be kept in an enclosed structure or screened from view. No shack or other temporary building, structure or improvement shall be placed on any lot without prior approval. No above ground swimming pools. Each owner shall keep all shrubs, trees and grass on Owner's lot clean and attractive.
- The exterior of all residences and other outbuildings must have 85% Masonry exterior and the exposed portion of the foundation shall not exceed 6" from natural ground. All chimneys must have a Masonry exterior. Roofs must approved by ARC and be a minimum 30 year shingles.
- Fences must be approved by the ARC. Fences shall not be higher than 6' and shall be constructed of 100% Masonry or wrought iron.
- No signs may be placed on property without approval by Declarant. Address monuments must be 100% Masonry and shall measure 4 ft. in height and 2 ft. in width and depth.
- No animals, including pigs, horses, cattle, poultry, goats, wild animals or any other type of animal not considered to be a domestic household pet may be kept on the property. No animal shall be allowed to make an unreasonable amount of noise or be a nuisance and any animal must be kept in an enclosed or fenced area. Up to 2 horses may be stabled on lots 4-28 in an approved location.
- All homes must be served by a septic system in accordance with local rules and ordinances.
- All driveways must be constructed of concrete or asphalt.
- No mining or drilling. The digging of or removal of dirt, rock or gravel is not permitted except when necessary in conjunction with the landscaping of Lot. No water wells are allowed on any lot.
- No exterior light shall be placed on any of the property such that it will shine directly onto or toward any other Lot.

This is a summary of the deed restrictions for Eagle's Nest. For a complete set of the covenants and restrictions for this residential property, please contact the listing broker at 830-693-1122.