

## Woodland Lakes Restrictions & Design Guidelines Summary

- Annual HOA Dues \$800.00
- Single Family Residence Only
- Exterior guidelines: 80% Brick or Brick Veneer or Stone or Stone Veneer or Masonry or Stucco or Combination
- No Solar Panels on any roof or other portion of the residence which is visible from any street, or adjoining lot.
- Roofs: Slate or tile or standing-seam metal or shingles. No galvalume roofing is permitted nor is 3 tab or non-architectural composites.
- All residences shall front the street which it is located.
- Garages – Enclosed and accommodate a minimum of 2 cars and shall be constructed the same material as the residence.
- Outbuildings: No outbuilding shall exceed the residence in height, or size of living area. Metal buildings are permitted but must remain behind the rear elevation of the primary residence. Pool houses are allowed but no more than 1000 sft.
- Fences: To be pre-approved by the Committee. No more than 5' in height on all side and rear fences and 4' on front. No entry/private gates are permitted. (see CCR's)
- Landscaping: Fully landscaped within 90 days after the date the main structure is 95% complete.

- Driveway: Minimum of 12' wide and maximum of 16' wide, except at the driveway apron. Each lot must have either a concrete, stone, brick or other approved driveway to the road.
- Pools: To be approved by the Committee. NO above ground pools.
- Minimum Floor Area: No residence shall be erected having an enclosed air-conditioned floor area of less than 3,000 square feet (with the exception of some specific lots as per the amendment)
- Building lines: See recorded plat.
- No business of any kind shall be conducted on any lot.
- No Garage Sales shall be permitted within the development.
- No lot may be split, divided, or subdivided.
- Construction is to be commenced within 1 year of purchasing the Lot and must be completed within 24 months of purchasing the Lot.
- No temporary buildings of any kind.