

Highlights of Covenant: Willow Point Estates

(Followings are the brief description only. Details of the followings and other information are available in the full version of the covenant.) In case of discrepancy with full version this will prevail.

Revised Date: 9/15/07

1. One Single family Residence per lot
2. Two Story maximum unless variance approved by Town of Fairview
3. Min. 3 car garage with garage doors away from road side (front), No carport.
4. Min 3500 S.F. Air conditioned area
5. Builder must have experience in building Luxury Custom homes of this size or larger.
6. Building height typical 35' and may be higher than 35' when variance is approved by the Town of Fairview. 35' height was restricted due to the limitation of Fire truck's reach. They have Fire trucks of higher reach now and variances have been issued previously. However any variance need to be approved by Town of Fairview.
7. Front yard setback will be 65' except 45' for corner lots.
8. Exterior material shall be 100% masonry (Brick, stone, Stucco) on all first floor walls visible from any street and common areas and 85% masonry on each remaining side and rear elevations.
9. Minimum 12:12 roof pitch (higher front roof pitch will be encouraged) for front and any side visible from street. A minimum roof pitch of 8:12 will be for rear and sides not visible from street. Homes with tile roof and Homes style that warrant lower pitch will be given consideration by the ACC and must conform to the Architectural style of the residence. ACC will determine which pitch conforms to the particular style.
10. Dormers when used must be well detailed, trimmed and properly finished.
11. Window shutters if used (only allowed for the Homes architectural style) must appear functional, match the architecture of the windows, well detailed, finished and approved by the ACC.
12. Architectural columns on front must be minimum 8"width/Diameter.
13. All chimney Flues that visible from the front street (and side street for corner Lots) shall be enclosed 100% in brick, brick veneer, stone, stone veneer, stucco or equivalent cementitious material, exception for chimney flues located along the rear of any house
14. Front and any sides of the house-facing street shall be guttered with downspouts made with copper or paint grip metal.
15. Concrete or approved concrete type material for driveway
16. No temporary Dwelling, Trailer, Mobil home etc
17. Parking of boat, marine craft, Pick-up Camper or similar vehicle or equipment is not allowed in front yard.
18. Maximum 4 pets per house, no livestock poultry, animals etc.
19. No individual water supply system permitted
20. All septic system as per Town and County Standards

21. No HVAC equipment on the front of the house
22. No use of commercial or manufacturing plant etc.
23. No duplication or close similarity of elevations.
24. Solid fence or brick fence are not allowed (except in pool) in the Town of Fairview
25. Posts with lights and Mail Box to be built with masonry to match the Dwelling
26. Construction must commence within one year of purchase of the lot.
27. Landscaping plan needs to be submitted for approval before 60 days of completion.
28. Planting of minimum three 5" caliper Red Oak or Live Oak in the front yard and minimum of one 4" caliper Live Oak or Red Oak is required in the back yard. Other quality trees may be considered and need to be approved by the ACC.
29. Builder will plant screening plants as per the subdivision landscape plan for each lot.