

COVENANTS AND RESTRICTIONS

Highlights of the covenants and restrictions for The Pines at Fisher River:

- A Homeowners Association and Architectural Review Committee will administer the common areas and construction standards in the development.
- Minimum square footage of homes: 1,200 of living area.
- No mobile homes or manufactured homes.
- Building setbacks: 100 feet from the front property line, and 50 feet from back and side lot lines. On riverfront lots 9-13, no buildings will be placed within 25 feet of the high riverbank line (50 feet if the dwelling has a basement). On riverfront lots 1-8, no buildings will be placed within 50 feet of established 100-year flood plain boundary.
- Minimum roof pitch: 6/12.
- Building exteriors in natural wood tone finishes; building roofs in earth tone colors.
- Guest homes are permitted, but cannot be rented out separately.
- No building requirement in terms of when construction needs to begin.
- Horses permitted on lots of a certain size.
- Residential uses only, although limited home businesses are allowed.

This summary of covenants and restrictions is intended to be illustrative and is not complete. Prospective purchasers should review a complete copy of the Declaration of Covenants, Conditions and Restrictions prior to signing a purchase and sale agreement.

For a complete copy of the Declaration of Covenants, Conditions and Restrictions for The Pines at Fisher River, please contact:

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