



## Covenant Highlights

### Dwelling Requirements

- **Use:** Single-family residential only; one residence per tract.
- **Size:** Minimum 1,400 sq. ft. of heated living space; same requirement for first floor of two-story homes.
- **Garage/Carport:** Must be at least 20x20 ft., on concrete or asphalt, and match home exterior.

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### Construction & Materials

- **Setbacks:** 10' sides/rear, 25' front.
- **Exterior:** 50% must be brick, stone, stucco, Hardi-board, Smart Panel, or vinyl. Brick skirting required.
- **Structures:** No temporary dwellings.
- **Foundation:** Concrete slab or runners; no visible tires, axles, or tongues.
- **Roofing:** Architectural shingles or metal; outbuildings must match house.
- **Chimneys/Fireplaces:** Interior veneer allowed; no visible metal chimneys.
- **Landing/Gutters:** Minimum 6x6 landing at entries, treated lumber, and gutters required.

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### Additional Buildings & Utilities

- **Auxiliary Buildings:** Must match house design and materials.
- **Plumbing/Sewage:** Must connect to approved septic system.

- **Propane Tanks:** Must be 10' behind home and screened.
  - **Air Conditioning:** No window or wall units allowed.
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### **Driveways & Sidewalks**

- **Driveway:** Min. 15' long, concrete/asphalt; sidewalk (4 ft wide) to front door required.
  - **Mailbox:** Clustered at community entrance.
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### **Fencing**

- **Front Yard:** No fences allowed between home and street.
  - **Back Yard:** Must be fully fenced (at least 3-board), max 6' height.
  - **Materials:** Stone, masonry, wood, or decorative powder-coated metal only.
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### **Landscaping & Appearance**

- **Lawn:** SOD or hydro seed in front/side yards; zone 2 sprinkler required.
  - **Maintenance:** Must keep lawn, trees, and exterior in good condition.
  - **Trash/Waste:** Out of sight, in sanitary containers.
  - **Laundry:** No outdoor drying visible from outside.
  - **Blinds:** All homes must have mini blinds; broken ones must be replaced promptly.
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### **Animals**

- **Pets:** Household pets only; no free roaming.
  - **Livestock:** Horses, cattle, and swine (except FFA/4H) not allowed.
  - **Poultry:** Max 25 per acre, must be housed and kept clean.
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### **Vehicles**

- **Recreational Vehicles:** Must be stored out of street view.
  - **Junk/Inoperable Vehicles:** Not allowed on lots or streets.
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### **Swimming Pools**

- Must be fenced and screened from street/neighbor view.

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### **Media & Utilities**

- **Satellite Dishes:** Max 24", must be in backyard or rear roof.
- **No cell towers, amateur radio antennas allowed.**

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### **Legal & Administrative**

- **No Subdividing:** Lots cannot be subdivided (except by Declarant).
- **Access Easements:** 16' utility easement along roads; access for owners and guests.
- **Enforcement:** Violations can be pursued legally by other owners.
- **County Ordinances:** Most restrictive rules apply.
- **Nuisance Clause:** No offensive, illegal, or annoying activities allowed.

### **Disclaimer:**

*This document is a condensed summary of the recorded Covenants, Conditions, and Restrictions (CC&Rs) for Brushwood Crossing. It is provided for informational purposes only and is not a substitute for the full, legally recorded version. Buyers are encouraged to review the complete CC&Rs as recorded in the official public records for full details and legal obligations.*