

## **The Gardens Community**

**4-15-2013**

**The following is a summary of some of the covenants, restrictions, rules and regulations, and guidelines for The Gardens Common Interest Community, and is for general information purposes only. A complete set of the documents can be provided to you prior to any purchase.**

**The Gardens Community is a limited access Restricted Development within the R-2 residential zoning district.**

**Each owner or resident is responsible for maintaining their own home and yard.**

**The Owners Association is responsible for the maintenance and control of the "common ownership" amenities such as the club house, the private streets, and other common areas. Association Board members are elected annually by the owners.**

**All streets within The Gardens Community are private streets with no on-street parking.**

**Pets are allowed, with restrictions, and must be registered with the Association.**

**Association membership is automatic and mandatory with lot ownership. Each occupied lot is currently subject to a \$50/month assessment for Common expenses.**

**Architectural Standards include the following:**

**Homes may be of conventional site-built or panelized construction, or new Modular or factory built construction in compliance with the applicable building codes and regulations.**

**All homes and/or additions must be approved by the Association prior to construction or placing.**

**All homes and garages must be of comparable or better materials than existing homes.**

**All roofs must have 25 year asphalt or fiberglass shingles or better with a minimum roof pitch of 4/12.**

**All new homes must have an all-weather foundation to below the normal frost depth.**

**All homes must have a garage or storage building.**

**No fences or walls may be built without prior approval of the Association.**

**Lots range in size from just over 5200 s.f. (52' wide x 110'+/-) to nearly 12,000 s.f.**

**Minimum building set-backs are as follows:**

<b>Front yard:</b>	<b>20'</b>
<b>Rear yard:</b>	<b>10'</b>
<b>Side yard:</b>	<b>3' minimum, 10' sum of both sides</b>