



Deer Creek Reserve	DEER CREEK RESERVE
MIN. S.F.	LOTS 1 -19, 22-23, 24-44
Ranch	2000 s.f. & 3-car min.
2-Story	1400/main & 3-car min.
1 1/2 Story	1600/main & 3-car min.
	8/12 roof pitch
	LOTS 20-21, 45-87
Ranch	1600 s.f. & 3-car min.
2-Story	1200/main & 3-car min.
1 1/2 Story	1600/main & 3-car min.
SETBACKS:	
Front	25'
Rear	25'
Side	5'
Street	15'
	Lots 8, 12, 83 & 85 Front only 30'
	Lots 9, 11, 84 Front Only 35'
	Lot 10 Front Only 40'
SIDEWALKS	6.5' from back of curb & 5' width
FENCING:	Course lots black aluminum/iron only Off-course By Plan - No wood allowed
SIDING:	No Vertical (except Board & Batt) Front elevation No vinyl or lap=hard surface 100% front elev
	Architectural Review
COLOR:	Neutral Browns/Grays
FAÇADE:	40% Brick/Stone Architectual Review
SIDE/REAR	Recommend articulation
FOUNDATION:	Brick/Stone Front Elevation Corner Street Side By Review
SHEDS:	Not permitted.
SHINGLE:	Heritage II, 30 year - Asphalt Weathered Wood or Rustic Black Color
GARAGE:	3-car min.
MAILBOX FEE:	\$300/includes install Locked Post Office Required
HOA DUES:	\$300/annual TBD Jan - Dec
SID FEES:	SID #574 Pay with Permit

* Information deemed reliable but not guaranteed