Deer Creek Reserve

<table>
<thead>
<tr>
<th>MIN. S.F.</th>
<th>LOTS 1-19, 22-23, 24-44</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ranch</td>
<td>2000 s.f. &amp; 3-car min.</td>
</tr>
<tr>
<td>2-Story</td>
<td>1400/main &amp; 3-car min.</td>
</tr>
<tr>
<td>1 1/2 Story</td>
<td>1600/main &amp; 3-car min.</td>
</tr>
<tr>
<td>8/12 roof pitch</td>
<td>LOTS 20-21, 45-87</td>
</tr>
<tr>
<td>Ranch</td>
<td>1600 s.f. &amp; 3-car min.</td>
</tr>
<tr>
<td>2-Story</td>
<td>1200/main &amp; 3-car min.</td>
</tr>
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<td>1 1/2 Story</td>
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</tr>
</tbody>
</table>

**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
- Architectural Review
- 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