



Original Addition

January 1, 2012

Lot dimensions and block numbers as per Final Platting.
Call developer for adjacent uses if you have any questions.

COVENANT REQUIREMENTS

Single Family Homes & Townhouse S.F. Requirements

- 1,400 S.F. Minimum – Ranch Home
- 1,500 S.F. Minimum – Multi-level/Split Entry
- 1,600 S.F. Minimum – 1 1/2 Story Home
- 1,700 S.F. Minimum – 2 Story Home

MINIMUM SETBACKS

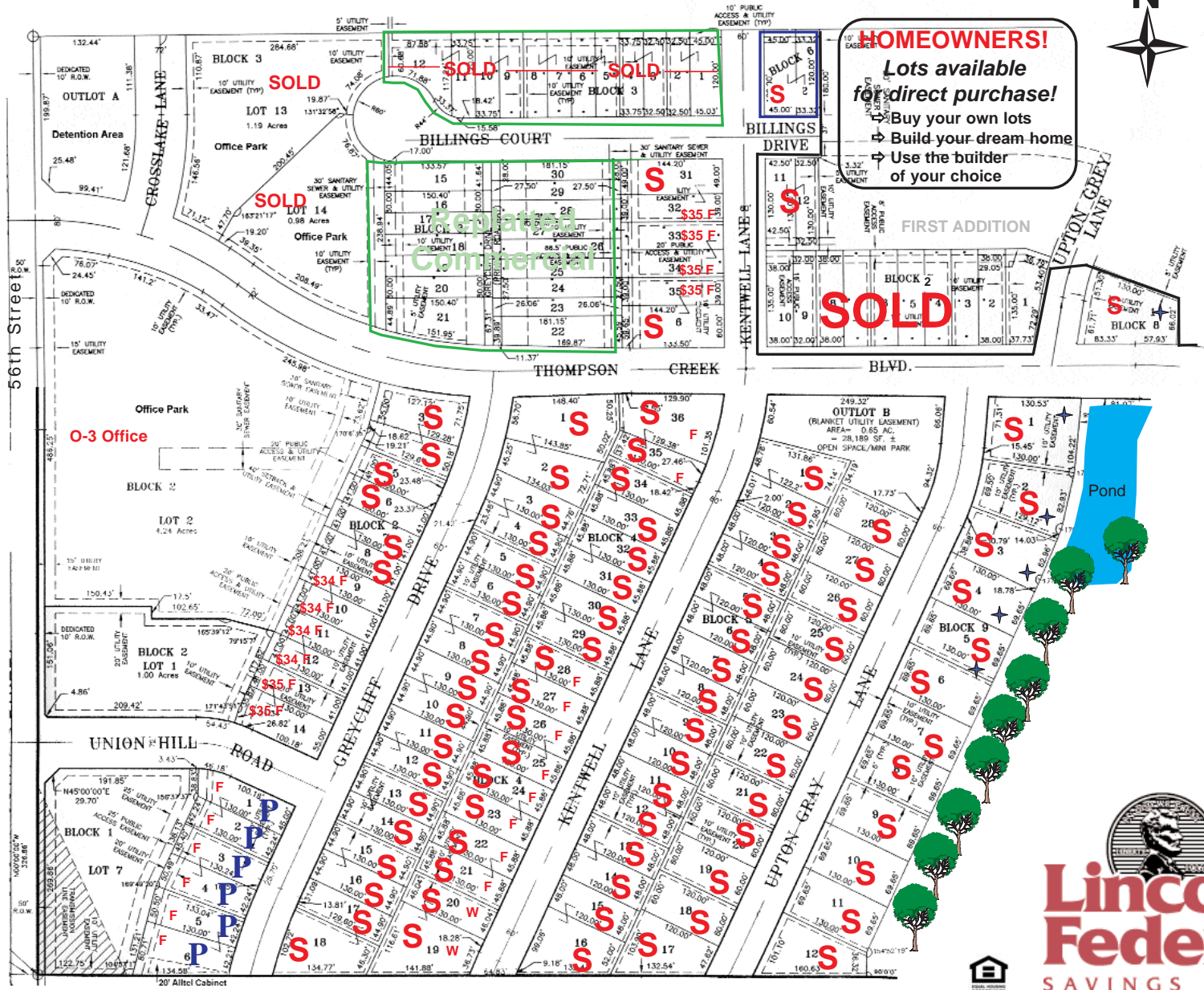
- 5' Side Yards
- **Thompson Creek Restrictive Covenants**
- Lighted address letters/plaques and standard development neighborhood MBU mailboxes
- **Side entry garages are preferred**, 20' set back; or front-facing garages minimum set back of 25'

Single Family Covenants

- 50% Brick or 25% Stone Front
- Cement board siding, stucco, or high quality vinyl siding (50 ml or greater) for sides & rear
- Exposed foundation walls shall not exceed 30" and shall be painted or sided to match the exterior color scheme of the dwelling
- Horizon shingles or better
- Minimum 6:12 roof pitch
- **Side entry garages are preferred**, 20' set back; or front-facing garages minimum set back of 25'

Townhouse Covenants

- 90% Brick or 90% Stone/Stucco combo Front. Brick to be in the red or burgundy family.
- Cement board siding or high quality vinyl siding (50 ml or above) no exposed concrete foundations, stucco, siding or brick 10" from grade.
- Clad windows
- Weathered wood color laminated shingles. Shingles to be either Horizon or Heritage II 30-year shingles.
- **Side entry garages are preferred**, 20' set back; or front-facing garages minimum set back of 25'
- Street roof pitch of 7:12 or greater, minimum 6:12 off street pitch



HOMEOWNERS!
Lots available for direct purchase!
Buy your own lots
Build your dream home
Use the builder of your choice

Repaired
Commercial

SOLD



Lincoln Federal
SAVINGS BANK

Call Rich Bredenkamp
474-1400

www.lincolnfed.com

