





THE CONTINENTAL

SAINT JOHN

SUMMARY OF RESTRICTIVE COVENANTS

- Ranch minimum **3200 sq. ft.**, all others minimum **3800 sq. ft.**
- Roof pitch minimum 8/12, multiple roof lines required.
- 3 car attached garage minimum. Side load preferred. Front loading allowed with review.
- Overhead garage doors must contain glass and architectural detail.
- 100% brick or real stone exterior excluding dormers. Exceptions upon architectural review.
- No aluminum soffit and fascia – cedar or smart side allowed.
- Homes require a minimum of 1 light post to be purchased and installed by builder/homeowner.
- All homes shall have wood clad , and **MARVIN**  brand windows.
- Landscaping plan required at house plan submittal. Irrigation & facade lighting required.
- Submitted survey/site plan shall show all trees 12” or larger existing on lot.
- Tree preservation plan shall be submitted for 9” or larger trees outside building footprint.
- All excess dirt must be removed from the lot during initial excavation.
- A single controlled point of access is required during construction.

Homeowners Association dues are expected to be \$3,000 per year. This will cover gate operations, entrance and landscape lighting, irrigation, fountains, landscape maintenance, interior private road maintenance (snow removal and resurfacing) and repairs.

It is the intent of The Continental subdivision to be a unique neighborhood of custom designed homes. Every plan will be heavily scrutinized for architectural detail. Plan revisions and modifications should be expected. Preliminary reviews prior to final plan completion are strongly encouraged. The Architectural Review Committee will have the ability to allow variances for unique architectural details that are not covered by the Covenants (for example, a lower roof pitch for a Prairie style home). Variances will not be approved solely for cost savings.

Many of the lots are challenging in terms of slopes and tree preservation. It is strongly encouraged to consult with an architect, contractor and/or landscaper that are skilled in working on this type of site. Extra expense should be expected in terms of excavation, concrete, retaining walls, tree preservation and landscaping. A pre-construction conference between the builder and developer will be required.



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