



# The Preserve

*o f S a i n t J o h n*

## Summary of Restrictive Covenants

### ALL LOTS:

- No Bi-level, Tri-level, Quad- level, pre-fab or slab homes.
- Architectural Approval required for all elevations- **windows or doors must be present on all elevations.** A reasonable minimum architecture detail will be required to help ensure home values for all homeowners. Corner lots will require additional masonry on side.
- Windows and/or special architectural details required on all overhead garage doors.
- No overhead garage doors allowed on the rear of the house.
- Smartside, Hardiboard or Cedar siding required. **No vinyl siding allowed.**
- Homeowners Association for Entrances, Detention Ponds and Common areas.
- All homes require light post to be purchased and installed by buyer
- All homes will have a common mailbox style (No brick)(Location determined by P.O.) **(Contact the Post Office to verify required location – it may be across the street.)**
- All homes require sod front and sides with automatic irrigation system.
- Any fencing must be wrought iron style and requires individual approval.
- Only In-Ground pools allowed and require approval.
- All homes shall have wood clad  **ANDERSEN** WINDOWS & DOORS or **MARVIN**  windows.

### STANDARD LOT (80' - 90' WIDE):

- Ranch minimum **2000 sq. ft.**, I-1/2 story minimum **2200 sq. ft.**, 2 story minimum **2400 sq. ft.**
- 2 car attached garage minimum, Roof pitch minimum 8/12, exceptions upon review.
- 25% brick or stone front exterior excluding dormers. Other exceptions upon review.
- Minimum 2" trees required: 2 parkway, 1 front yard, 2 rear yard

### PREMIUM LOT (90' TO 120' WIDE):

- Ranch minimum **2400 sq. ft.**, I-1/2 story minimum **2600 sq. ft.**, 2 story minimum **2800 sq. ft.**
- 3 car attached garage minimum, Roof pitch minimum 8/12, exceptions upon review.
- 50% brick or stone front exterior excluding dormers. Other exceptions upon review.
- Minimum 2" trees required: 3 parkway, 2 front yard, 2 rear yard

### ESTATE LOTS (120' TO 200' WIDE):

- Ranch minimum **2800 sq. ft.**, I-1/2 story minimum **3000 sq. ft.**, 2 story minimum **3200 sq. ft.**
- 3 car SIDE-LOAD garage minimum, Roof pitch minimum 8/12, exceptions upon review
- 75% brick or stone front exterior excluding dormers. Other exceptions upon review.
- Minimum 2" trees required: 4 parkway, 3 front yard, 4 rear yard

- NO CONSTRUCTION UNTIL HOME PLANS AND SITE PLANS ARE APPROVED
- VARIANCES MAY BE GRANTED FOR SPECIAL ARCHITECTURAL FEATURES
- PROPERTY OWNERS ASSOCIATION DUES SET AT \$500 ANNUALLY



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