




Summary of Restrictive Covenants

ALL LOTS:

- Architectural Approval required for all elevations- windows or doors must be present on all elevations. No vinyl siding.
- A reasonable minimum architecture detail will be required to help ensure home values for all home-owners.
- Glass and/or special architectural details required on all overhead garage doors.
- Homeowners Association for maintenance of 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)
- All homes require sod front and sides with automatic irrigation.
- Any fencing must be wrought iron style and requires individual approval.
- Only In-Ground pools allowed.
- All homes shall have wood clad  brand windows.
- No Bi-level, Tri-level, Quad- level, pre-fab or slab homes.
- Please call 219-365-6000 with any questions for clarification.

Payment Terms and Conditions

- \$5,000 deposit per lot
- Close on lots within 30 days.

STANDARD LOTS:

- Ranch minimum 2000 sq. ft., 1-1/2 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 LOTS:

- Ranch minimum 2400 sq. ft., 1-1/2 story minimum 2600 sq. ft., 2 story minimum 2800 sq. ft.
- 3 car 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:

- Ranch minimum 2800 sq. ft., 1-1/2 story minimum 3000 sq. ft., 2 story minimum 3200 sf.
- 3 car SIDE-LOAD garage minimum, Roof pitch minimum 8/12, exceptions upon review
- 75% brick or stone front exterior excluding dormers. 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
- INITIAL ASSOCIATION DUES SET AT \$400 ANNUALLY PER LOT
- A reasonable minimum architecture detail will be required to help ensure home values for all homeowners and will be reviewed before permits may be applied for. If in doubt, please clarify with the development manager before committing to a contract.

Contact our office at 219-365-6000 for latest information.

SchillingDevelopment.com/Preserve



SCHILLING
DEVELOPMENT