

# Greenpointe

## Restrictions Summary

(Please contact Carter Morris for a copy of the entire restrictions.)

- An Architectural Review Committee (ARC) exists in order to maintain a consistent approach to and construction of improvements within the subdivision. Plans and specifications for any building, structure, fence, wall, landscaping or improvement of any nature will be submitted to the ARC for review and acceptance.
- Each dwelling shall contain a minimum of 2,500 square feet of air conditioned floor area (exclusive of all porches, garages, patios, etc.).
- Each dwelling shall provide garage space for a minimum of 2 conventional automobiles.
- No more than 5,000 square feet of land may be cleared for construction (inclusive of porches, garages, patios, driveways or sidewalks) and no more than 5,000 square feet of land may consist of impervious cover.
- The exterior surface of all residential dwellings shall be constructed of glass, brick, stone or other materials approved by the ARC.
- Construction must be completed within 12 months of commencement.
- The subdivision is located on a Private Street named Greenpointe. All home address numbers will range from 1 to 16.
- The annual Homeowner Association dues are \$400, due January 1.
- Setbacks. Front: 20 feet; Side: 10 feet.
- A 50 foot “No Disturb Zone” exists along the entire outer border of the subdivision.
- “Conservation Easements” and/or “Geological Feature Protection Zones” exist within the subdivision. Within these areas no vegetation may be pruned or removed (except for dead or diseased trees) and no structure or any landscaping may be placed or maintained.