



Brief Summary of Protective Covenants for Twin Creeks Village on Tims Ford Lake

Land Use and Structure Type:

- Land is to be used for residential and recreational purposes only.
- One single-family dwelling is permitted per lot.
- Dwelling must contain 1,400 square feet, once construction has commenced, the exterior must be completed within one year. Improvements must adhere to the building standards set aside by Twin Creeks Village Covenants
- Dwelling must be a site built home. No mobile or modular homes, doublewides or manufactured homes are permitted.
- Camping is not permitted on any lot with-in Twin Creeks Village
- No subdivision of lots within Twin Creeks Village is allowed.
- Household pets are permitted. No swine, cattle, livestock, or poultry may be kept on any lot.
- Building Envelope Set-Backs are as follows:
 - Interior Lots - 20' from front, 5' on sides and 10' on rear
- Clearing for home sites, driveways and views is permitted.
- No lot shall be used for any noxious or offensive trade; no junk cars may be stored on any lot.
- The road system within Twin Creeks Village will be completed by the developer to county specifications and is privately owned by the Twin Creeks Village Home Owners Association
- The storage lot shall be used exclusively for storage of boats, personal watercraft, and boat trailers only. Said storage is for the exclusive use of Twin Creeks Village property owners.

Home Owners Association:

- All lots within Twin Creeks Village subdivision will pay a monthly assessment of \$99.75.
- The Home Owners Association is established to collect monthly assessments which will be used for the upkeep of the roads, entrance area, boat storage, common areas, ponds, landscaping, lighting, clubhouse, and for the enforcement of the protective covenants. The assessment will also be use to maintain community appearance

ACKNOWLEDGEMENT

Date: _____ Signature of Buyer: _____

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