

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOR EVERGREEN AT FLOWERS PLANTATION

DESIGN GUIDELINES SPECIFIC TO EVERGREEN SUBDIVISION

- Each home must be submitted for architectural review and approved by the Declarant before construction begins.
- All homes must be one of the approved color palettes chosen by the Declarant.
- Fencing must be black aluminum, no taller than 5 feet and the preferred height is 4 feet. Site plan and setbacks and photo required to be submitted to Declarant of approval prior to installation.
- Exterior materials shall be brick, stone or cement board, or a combination of the two. No vinyl siding allowed.
- Exterior roof line shingles are to be weathered wood and architectural and dimensional. Color schemes and metal roofs over the porches etc. are to be pre-approved prior to installation.
- Columns will be a minimum of 10".
- All overhangs will have brown metal roofing similar to the Club.
- Steps leading from the front yard to the front porch must brick, decorative concrete or stone.
- Playground (yard) equipment must be constructed out of wood with dark canvas or wood covers over the decks such as the top of a slide. Each item will need to be submitted with a site plan of desired location for the play yard equipment and it must be screened as much as possible from the streets.
- Exterior furniture, and landscaping in addition to initial and patios must be submitted with site plan and approved in writing prior to installation.
- Natural gas heating and water heaters are required to be installed in each home.
- Yard art is prohibited.
- Christmas / Holiday lights will be all white (clear), no colors
- Time Warner Cable is preferred over satellite dishes however if dish is chosen it must be 18" or less in diameter and inconspicuous.
- Waste Industries is the company that must be used for trash removal.
- The minimum square footage for any home to be constructed in the community is 1750
The maximum heated square footage for any home in this community is 2450. This requirement is exclusive of porches, decks, garages, and any other unheated interior square footage including attics and basements
- No outbuildings are allowed.
- Charleston style hanging lantern will be on the front of each home
- Centipede sod will be used on all lots in POD NE10 – Evergreen.

Date _____

Date _____

Builder _____

Declarant

David Stephenson Sr
Rebecca D. Flowers