



FLOWERS PLANTATION

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COTTAGES AT EVERGREEN AT FLOWERS PLANTATION

DESIGN GUIDELINES SPECIFIC TO COTTAGES AT 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 is allowed per specification in covenants.
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".
- Spectrum Cable is preferred over satellite dishes however if dish is chosen it must be 18" or less in diameter and inconspicuous.
- GFL is the company that must be used for trash removal.
- No outbuildings are allowed.
- Bermuda sod will be used on all lots in Cottages at Evergreen.