

CLOUDLAND AT LOOKOUT MOUNTAIN RESTRICTION HIGHLIGHTS

1. All homes in the community must be built by an approved builder.
2. Highlights of restrictions are as follows:
 - Single family use only.
 - No animal breeding - animals must be kept on lot except when being walked with a leash.
 - No parking of unused vehicles in driveways and absolutely no overnight street parking.
 - No single, double, or triple section mobile homes or HUD code homes are permitted as a residence on any lot.
 - Hampton at Cloudland : Single story homes must have 1,600 square feet of heated space. One and one-half story and two story homes must have 1,800 square feet of heated space.
 - The Crest at Cloudland: Single story homes must have 2,200 square feet of heated space. One and one-half story and two story homes must have 2,600 square feet of heated space.
 - No lot shall be further subdivided.
 - Minimum building setbacks are: front - 100 feet, side - 50 feet, and rear - 50 feet.
 - All roads are private within a joint permanent easement, which also serves as drainage and utility easements.
 - Architectural Control Committee (ACC) has the power and duty to approve or disapprove plans and specifications for any installation, construction or alteration of any structure on any lot. ACC is the developer until all lots have been fully developed and permanent improvements constructed thereon and sold to permanent residents. Items subjects to ACC approval include:
 - Home plans must be approved by the ACC.
 - Landscape and hardscape plans must be approved by the ACC prior to installation.
 - Exterior color schemes and materials must be approved by the ACC. Finish colors shall be of natural earth tones and blend with the natural surroundings.
 - Roofs must have a 8 1/2 pitch or higher.
 - Site plan must be approved by ACC.
 - No trees greater than ten inches in diameter may be cut without ACC approval.
 - Fences must be approved by ACC.
 - All lots must be kept in a neat, attractive, and safe condition from the date of purchase. ACC has the right to maintain any lot, and charge owner, if necessary.
 - Television-radio transmission or reception systems allowed only with approval of ACC.
 - Driveway construction must be approved by the ACC.
 - Mailbox structure shall be of a design furnished by the ACC.
 - A \$3,000 construction bond must be presented with the construction plans to the ACC prior to approval. Home, hardscape, and landscapes must be 100% complete as per the approved plan before return of \$3000 construction bond. An initiation fee of \$500 is payable to the Homeowner's Association upon purchase.
3. Homeowners' Association
There will be a Homeowners' Association and all property owners will be members. Property owners will be assessed an equal share of all maintenance expenses of common properties.
4. Prospective purchasers are advised to review the covenants and restrictions in their entirety prior to purchasing a lot.