

MOUNTAIN CREST AT SOUTHERN GAP HOMEOWNERS ASSOCIATION
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND
RESTRICTIONS

The following is an abbreviated description of the covenants and restrictions. For a complete version, please visit <http://buydamascus.com/Auction.html>.

Section 5.3 Annual Assessment: Annual assessment shall be Four Hundred Dollars (\$400.00) per lot.

Section 7.1 Protective Covenants:up to three (3) dogs, cats, or other household pets may be kept. No dog or cat may be permitted to run at large.

Massing; Structure Height; and Square Footage: For lots between 10,000 and 25,000, the residence footprint shall not exceed 15% of the lot area. For lots between 25,000 and 45,000 square feet, the residence footprint shall not exceed 10% of the lot area. For lots exceeding 45,000 square feet, the residence footprint shall not exceed 8% of the lot. Lots 1-15 shall have a minimum of 2500 sq. ft. of living space. Lots 16-33 shall have a minimum of 1500 sq. ft. of living space.

Garages; Carports:Carports are not permitted on lots designated 1-15.

Mobile, Manufactured and Modular Homes: ... There shall be no Mobile Homes or Manufactured Homes located in the Subdivision. Modular Homes may be located on Lots 16-33 in accordance with the provisions in the Declaration.

Setback Requirements: ...The front porch may extend no more than 8 feet beyond the established setback. Front yard setback- 40': Side yard setback- 15': Rear yard setback- 15'. No chain link fences shall be allowed.

No Conversion, Subdivision or Vacation:...No two lots shall be combined to build or construct a single dwelling.

Improvements of Lots:...The purchaser of a Lot shall ensure that construction of a Residence commences by the later of (a) twelve months after closing, or (b) thirty days after Buchanan County's approval of the Certificate of Substantial Completion.

Pools:... No above-ground swimming pools shall be erected or maintained on any lot.

For a detailed and complete version of the HOA, please visit www.buydamascus.com , or call our office at 276-475-5000.