

# Michael's Woods

## Restrictions

(Condensed)

### 1) Building Requirements

- One residence per parcel
- No manufactured or modular type homes
- 1500 sq. ft. minimum single story
- 1 1/2 or 2 story - minimum of 1000 ft. first floor
- Garages attached to residence
- One story/utility building allowed - not to exceed 140 sq. ft.
- Minimum 6/12 roof pitch

### 2) Set Backs

- 75' from waters edge of Shetland Creek
- 20' from any side lot line
- 40' from roadway/easement

### 3) Natural Site Preservation and Green Belt areas

- 75' natural vegetation strip along shore of Shetland Creek with trimming and cleaning restricted to creating a filtered view of the creek
- All natural obstructions in the creek shall be preserved
- 20' green belt areas along all side lot lines

### 4) Architectural Control Committee

- A committee of "owners" shall review and approve all site improvements and building plans

### 5) Road Maintenance Agreement

- Maintenance to include grading, snow plowing, etc.
- Annual fees to be based on actual costs of 2002

### 6) No further splitting of any parcel

NOTE: This condensed version should not be used as the sole purpose of choosing to purchase at Michael's Woods. It is recommended that the Declaration of Restrictions and Covenants and Road Maintenance Agreement be reviewed prior to purchase.