



# SUMMARY OF COVENANTS

**Building Timeline:** There is no time limit to build, once construction begins, the exterior must be completed within one year.

**Architectural Control Committee (ACC):** Any improvement upon a lot within Creek Side Crossing must obtain approval from the ACC, improvements include any structure, fence, driveway or removal of trees.

**House Requirements:** All parcels shall be used for single-family residential purposes only. Minimum 1200 with a minimum of 800 feet on the first floor. Guest House: Upon approval by Gilmer County. A guest suite building may be constructed, which is complimentary to the primary building. The guesthouse must be a minimum of 800 square feet of enclosed, heated space.

**Outbuilding:** No more than one outbuilding may be constructed on any lot. Said building must be constructed in a workman – like manner and may not be constructed more than one year prior to construction of the main residence. Must conform generally in appearance to the dwelling located on such lot.

**Building Setbacks:** Are determined by ACC. Setbacks 25' from front, 40' from the rear and 20' from the side. Purchaser understands that easements have been reserved to ensure the rights of ingress, egress, and utility service for the subdivision. All permanent easements and right of ways appear on the recorded plat or in the recorded Declaration of Covenants, Restrictions and Easements for Creekside Crossing.

**Appearance:** Each structure and yard shall be kept in good order and repair.

**Rentals:** Short- and long-term rentals are allowed.

**Animals:** Standard domestic pets are allowed Dogs and cats. Lot owners can apply for permitting with Gilmer County in regard to horses and hens.

**Community Roads:** Roads within the subdivision are private roads for the use of owners and guests only and will be maintained by the HOA.

**Camping:** Camping is permitted for (10) out of a thirty (30) day period. Tent camping is allowed provided tents are not visible from any road or roadway or any adjacent lot.

**ATV:** Vehicles including golf carts, mules, side by sides, and 4-wheelers, shall be permitted to be use de on the Community roadways to get from on Lot to another and/or to visit the Common Property.

**Combination of Lots:** An owner may combine up to two adjacent lots into one lot if approved by Gilmer County. Once approved will be considered one parcel for tax identification purposes; however, it will be deemed two lots for association fees and voting purposes.

**Subdividing:** No Lot may be subdivided into a smaller parcel except for those Lots owned by Declarant.

**Homeowner's Association (HOA):** All lots are automatically members of the HOA. Annual dues are \$950 per lot. HOA will maintain roads, common areas, and landscaping for Creekside Crossing.

