

The Hills at Lake Tenkiller

Covenants and Restrictions (Condensed)

Land Use: None of said Acreage may be improved, used or occupied for other than private residence purposes (except for model homes used by Developer) and no duplex, flat or apartment house, although intended for residential purposes, may be erected thereon. Any residence erected or maintained on any of said Acreage shall be designed for occupancy by a single family

Height Limitation: Any residence erected on any of said Acreage shall not be more than two (2) levels in height above ground, provided, that a residence more than two (2) stories in height may be erected on any of said Acreages with the written consent of the Architectural Control Committee.

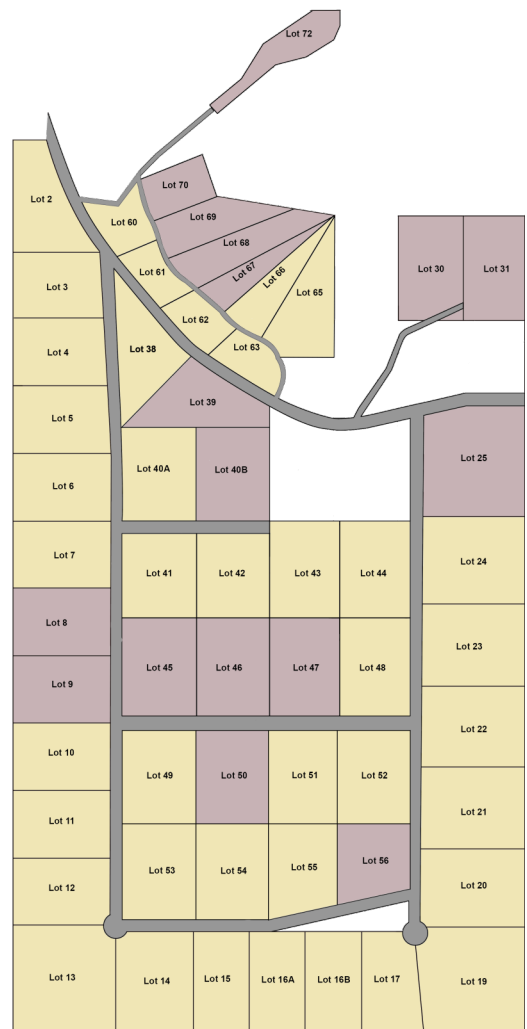
Minimum Size Requirements: Any residence consisting of a single level above ground shall contain a minimum of 2000 square feet of enclosed heated and cooled floor area; any residence consisting of two levels above ground level shall contain a minimum of 1200 square feet of enclosed floor area on the first level above ground level and an overall minimum of 2000 square feet of enclosed floor area in the two levels above ground level; any residence consisting of a level or part of a level below ground level shall contain an overall minimum of 2000 square feet of enclosed floor area in levels above ground level. The words " enclosed floor area" as used herein shall mean and include areas of the residence enclosed and finished for all year occupancy, computed on inside measurements of the residence, and shall not mean or include any basements, garages, carports, porches or attics.

Building Lines: No part of any residence shall be located on any Acreage nearer to the front street or the side street than sixty (60) feet, nor shall any part of any residence be located on any Acreage nearer than twenty (20) feet to the side property line nor nearer than twenty-five (25) feet to the rear property line. However, a residence or part of any residence may be located on any acreage nearer than forty (40) feet of a side street with the written consent of the Architectural Control Committee.

Exterior Colors: The exterior finishing colors on all major structures as originally approved by the Architectural Control Committee shall be maintained and shall not be changed without the approval the Architectural Control Committee.

Garages and Carports: All garages and carports must be attached to the main dwelling house unless otherwise approved by the Architectural Control Committee. All garages facing any street must have doors.

*****Please ask your Realtor for the complete Declaration of Covenants and Restrictions for The Hills at Lake Tenkiller.*****



This Property Proudly Presented by:

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 Developer Site Approval Required