

CRIMSON RIDGE OWNER'S ASSOCIATION SUMMARY OF COVENANTS, CONDITIONS & RESTRICTIONS

1. **LAND USE:** Lots shall be used for single-family residential purposes. No commercial use. No further subdivision or lot splits.
2. **ARCHITECTURAL REVIEW:** No construction without prior approval of the association, with approval based on conformance with the CC & R's. Review of design, site plan, elevation, siding and roof materials and color.
3. **NUMBER OF STRUCTURES PER LOT:** Three total, one of which may be occupied. Outbuildings to be same design and materials as main resident.
4. **MINIMUM HOUSE SIZE:** 2,000 sq ft. of heated enclosed floor living area, plus garage.
5. **PROHIBITED BUILDINGS/USES:** No trailers, manufactured or modular homes shall be used as a temporary or permanent dwelling. No noxious or offensive activities shall be conducted on any Lot.
6. **SETBACKS FOR CONSTRUCTION:** No building or other structure (exclusive of fences) shall be located on a Lot nearer than fifty feet (50') to a Lot line or subdivision street.
7. **SEPTIC SYSTEMS ONLY:** No septic system shall be within fifty feet (50') to a Lot line or subdivision street.
8. **ANIMALS:** Three household pets animals, confined to an owner's Lot. No animals are permitted to cause a nuisance or run at large off the Owner's Lot.
9. **FENCING:** The Association maintains its share of perimeter fencing. Interior fencing is subject to a uniform fence code.
10. **BOATS, CAMPERS AND OTHER VEHICLES.** Trailers, mobile homes, trucks, boats, tractors, campers, garden or maintenance equipment and vehicles other than automobiles shall be kept behind the front yard and not generally visible from public rights-of-way within the subdivision.
11. **SIGNS:** No commercial billboard or advertising shall be displayed to the public view on or from any Lot.
12. **LANDSCAPING.** Landscaping of a Lot shall be in accordance with an approved plan.
13. **COMMON AREAS:** Association maintained common areas include the bike, golf cart, walk-path, and an open space common area.

For further details please refer to the complete set of Covenants, Conditions and Restrictions, By-Laws, and Articles of Incorporation of the Crimson Ridge Owner's Association. V1.2018