

**Summary of
Declaration of Covenants, Conditions, & Restrictions
for Discovery Vista, LLC.**

1. *Homeowners dues* through June 30,2008 are \$180.00 per year pro-rated from *July 1 to date of closing*.
2. *Sidewalks* are to be constructed by builder at time home is built, but no later than three (3) years from the date of recording the final subdivision plat.
3. *Lots are to be maintained* and weeds controlled. If lots are not maintained, the association can hire someone to do it and bill the lot owner.
4. The association will maintain the *private parks*.
5. *Garbage* containers are to be stored out of sight of the street except on pickup days.
6. All lots are *single family* except lots in Block 6 which are townhouse duplex.
7. Any construction or modification of improvements on the property must be approved by the *architectural* committee.
8. No mobiles or modular homes are allowed. All homes must be site built.
9. *Minimum square foot requirement* for a single family home is 1,200 square feet with at least 1,000 square feet finished on the ground level. Minimum square feet for a townhouse is 1000 square feet. Basements, garages and porches are not included in the required square footage.
10. Each single family home or townhouse must have at least a single car garage.
11. The exterior *siding* of the structure shall consist of wood, wood look-alikes or wood products, brick, stone, stucco, Dryvit or other manufactured exterior good quality materials, including insulated metal or vinyl siding.
12. The *roofs* shall be covered with shakes, tiles or shingles.
13. The *exterior colors* of the structures shall be earth tones, pastels, white or wood colors.
14. A *light* shall be installed by the owner where the driveway intersects the front property line. All outdoor lighting will be “night sky friendly”.
15. *Landscaping* shall be completed within twelve (12) months after occupancy. Each single family lot shall have two trees planted in the boulevard and at least one additional tree planted in the front yard. Each townhouse shall have at least one tree planted in the boulevard.
16. All *construction must be completed* within one year of construction commencement.
17. No home business allowed. Home offices are allowed provided no employees are on site and minimal traffic is created.
18. Pets are to be controlled and not allowed to become a nuisance.
19. Fireworks are not allowed.