

# Overview of the Restrictive Covenants for Stone Creek Subdivision

Article 1- Definitions

Article 2- Property Subject to the Declaration

Article 3- General Purpose and Conditions

1. To insure the best and most appropriate development of the property.
2. Outlots 1, 2, 97, and 98 shall be protected and preserved as Storm Water Drainage and Detention areas.
3. Single family homes only- attached 2 car garage no less than 440 sq.ft min. and no more than 3 car.
4. MasterCraft Builders is the sole builder.
5. Fences, walls, swimming pools, driveways, decks, sidewalk and landscaping are all allowed and will require Architectural approval.
6. New construction only
7. Dwelling size- Not less than 1200 sq.ft. -Ranch Not less than 1800 sq.ft for a split level with min. first floor of 1100 sq.ft. Not less than 1600 sq.ft. for a two story. Not less than 1500 sq.ft for a 1 ½ story.
8. Lot Grade, Setbacks, Building Location and Lot Area
  - a. No building on slab
  - b. Lots 2-90= 25' front setback and 10' side yard setbacks, 12.5' from a corner and rear yard no less than 30'  
Lots 92-108= 30' front setback and 10' side yards, with 12'5' from a corner, and 25' rear yards - also 75' off high water mark
  - c. Grading must conform with grading plan on file
  - d. Surveys of home on lot need ACC approval
  - e. Each owner to insure their final landscaping adheres to the drainage and grading plan.
  - f. All sump pumps are tied in with the city storm sewer per ordinance.
9. Public sidewalks are dedicated to the city.
10. Completion- All construction of each home should be completed within 1 year of issuance of the building permit per city ordinance.
11. Easements
  - a. Utility and storm water easements
  - b. Storm water detention easements
  - c. Setbacks

- d. Restricted driveway access
- 12. Zoning Laws- no further division of land
- 13. Landscape Requirements - All landscape requirements shall be completed according to the city ordinances.
- 14. Nuisances- no noxious or offensive activities
  - a. Trash kept in sanitary containers and screened from view.
  - b. No temporary outbuildings or living structures
  - c. No external antennae, unless satellite dishes of under 18" in diameter
  - d. No signs of any kind except for rent or sale, or owner name or address.
- 15. Animal restrictions- According to Kenosha City ordinance.
- 16. Storage sheds - built on cement slab and require ACC approval
- 17. Garages, Parking and Concrete Drive Approaches
  - a. Private attached 2 car min. no more than 3 car garage, connected to street with concrete, asphalt or brick drive with in 12 months of occupancy or sooner if Kenosha Ordinance applies
  - b. Drive and garage to be on high side of lot.
  - c. Location of garage doors subject to ACC approval.
  - d. No parking of recreational vehicles on grassy area of lot and temporary outside parking only.
  - e. Principal structures of home should not be more than 50% of entire lot surface.
- 18. Roof Materials and Construction
  - a. Require ACC approval
  - b. Minimum roof pitch of 6/12
- 19. Exterior Building Materials and Dwelling Quality
  - a. All homes subject to ACC approval- exteriors of brick, wood stone, vinyl or aluminum
  - b. All homes to have quality appearances in design and layout.
  - c. The color schemes shall be harmonious and considered in relationship with surrounding dwellings.
  - d. All the above to be submitted and approved before construction of dwelling commences.