Summary of Covenants for West Elks 2nd Subdivision

Animals

- Only dogs and cats are allowed, with a maximum of 4 animals per lot.
- Certain dog breeds (e.g., Pitbulls, Dobermans, Rottweilers) are banned.
- Dog kennels must be adjacent to the back of the house and hold no more than 2 dogs; dog runs are prohibited.

Vehicles & Outdoor Storage

- No outdoor parking or storage of vehicles/trailers except:
    - A car may be parked in the driveway/street if it is used frequently, such as a school car.
    - Temporary parking is allowed for motorhomes, boats, and campers during preparation for use.
- Vehicle repairs must be completed in one day or conducted inside a garage.
- No outdoor storage of garbage, landscaping materials, maintenance equipment, or personal property.
- Clotheslines are prohibited.
- Basketball hoops must be permanently installed in the ground.
- Firewood stored outdoors is limited to one heating season's supply

Fences

- Require written approval and must meet specific black ornamental iron design requirements as found in Phase I of West Elks
- 5' tall; no closer to front lot line than the rear plane of the house
- Must have gate for access to pump septic tanks from the street.
- Fences for screening purposes (e.g., pool equipment, patios) are subject to case-by-case approval.

Gardens & Play Equipment

- Gardens: Max 800 sq. ft., 10' setback from lot lines, 3' max height for vegetation; located in backyard only
- Play equipment must be placed in the backyard and 10' or more from any lot line

Home-Based Businesses

- Home businesses are restricted to low-traffic activities with a max of one employee.

Construction & Improvements

- All improvements require written approval, with detailed plans submitted.
- Each lot is designated for a single-family home only.

- Approved siding materials include Hardie Plank & LP Smartside; roofs must have a 6:12 minimum pitch.
- Minimum home sizes vary by lot:
    - Lots 1, 13, & 14: 1-story (2,000 sq. ft.), 2-story (2,600 sq. ft.).
    - Other lots: 1-story (1,700 sq. ft.), 2-story (2,400 sq. ft.).
- Garages: Minimum 3-car; larger garages may be allowed if aesthetically appropriate.
- The enclosed floor area devoted to garage or similar space shall not exceed 70% of the above-grade (as viewed from the street) floor area of the house it is attached to.

Accessory Buildings, Pools, Pool Sheds, Hot Tubs

- No accessory buildings shall be allowed except one pool shed
- Pool sheds must be used exclusively for storage of pool related equipment and accessories and outdoor gathering incidental to the use of the pool;
- Pool sheds must be placed in proximity to the pool area of approved in-ground swimming pools;
- Pool sheds must harmonize with the design and appearance of the main dwelling;
- Exterior materials shall meet the same requirements as the house;
- Pool sheds shall be single-story and enclosed space shall not exceed 500 square feet; and enclosed and covered space shall not exceed 700 sf;
- Pool sheds must be approved by declarant
- Swimming pools must be in-ground, 600 sq. ft. minimum, and placed in the backyard.
- Hot tubs (under 600 gallons) may be above ground but must be placed adjacent to the back wall of the house.

Landscaping & Easements

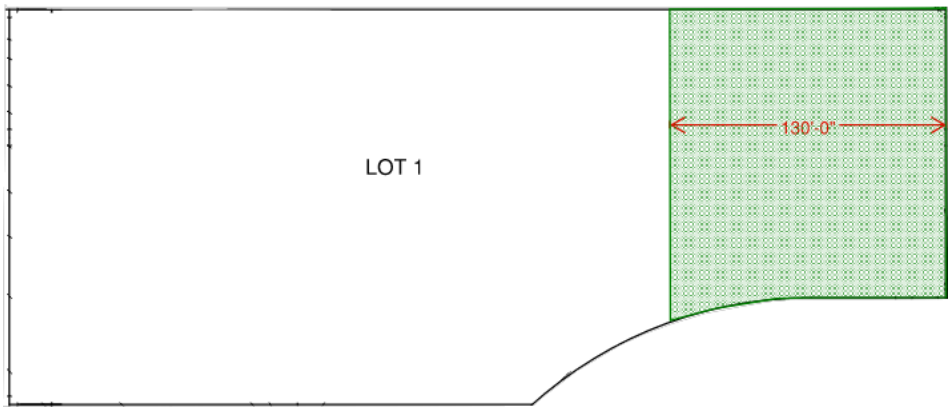
- Each lot must have 2 large trees (initial diameter of 2” or greater) in the front yard and landscaping around the house
- Trail easement (10’ wide) between Lots 18 & 19 is for golf carts, bicycles, scooters, or pedestrians only.

Homeowners' Association

- A future HOA may be established to own and maintain the conservation areas

Additional Notes

- Only Granville Custom Homes, Inc. is authorized to build houses.
- All lots are sold "As Is"
- Lot 1 has a 130’ dedicated open space that must remain undeveloped.


LOT 1
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