

**“THE BACK NINE”
SKYLAND-THIRD FILING-PHASE I
SUMMARY OF COVENANTS AND DESIGN GUIDELINES**

A. GENERAL LOT USE AND REGULATIONS. One residential building containing one primary dwelling unit with an optional caretakers apartment, which must be attached to or incorporated within the primary unit. Not less than one double car attached garage is required for each lot plus at least one single car attached garage for any caretaker's apartment. No caretaker's apartment or garage shall be constructed on any lot prior to the construction of the primary dwelling unit. Each primary structure on a lot shall be entirely completed within 15 months of commencement of construction. The use of stone is required to be at least 25% of the exterior surface of the home, excluding windows. Driveways must also be paved within one year of construction completion.

B. SIZE OF RESIDENCE. The total gross residential floor area shall not be less than 2,500 square feet excluding a caretaker's apartment, porch, garage and basement. Buildings of more than one story shall have a main floor footprint as determined by the Design Review Committee, including garage, of not less than 1,500 square feet, excluding decks. A Caretaker's apartment shall not exceed 900 square feet and shall not contain more than one bedroom and one bath.

C. BUILDING ENVELOPE. All residential structures must be constructed within the confines of the building envelope for each lot as described on the recorded plat.

The aforementioned summary is provided as a basic introduction to the Declaration of Protective Covenants and Design Guidelines and is not intended to represent a complete presentation of all regulations and guidelines governing the property. The buyer, prior to executing a contract to purchase, must examine the complete set of the Declaration of Protective Covenants and Design Guidelines along with other pertinent documents.

PROPERTY OWNER'S ASSOCIATION AND WATER/SEWER DISTRICTS

A. SKYLAND COMMUNITY ASSOCIATION. Each lot owner shall automatically become a member of the Association and shall be entitled to one vote for each single family lot. The Association is charged with the responsibility of enforcement of the Declaration of Protective Covenants and Design Guidelines. The Skyland Community Association is governed by its Board of Directors consisting of five members. Currently, the annual association dues for each lot or home owner is \$200.

B. SKYLAND METROPOLITAN DISTRICT. Each lot is located within the jurisdiction of the Skyland Metropolitan District which provides ownership, operation and maintenance of certain utility and recreational features such as the central domestic water and sanitary sewer system, roads and public parking areas, drainage systems, all open space and Grant Lake and its associated recreational facilities. The District is governed by its Board of Directors which consists of five members. Currently, a lot owner pays \$56.25 per quarter for District fees while a homeowner with a home containing not more than 1 kitchen and 3 bathrooms (1 EQR) pays \$112.50 per quarter for District fees.

C. EAST RIVER REGIONAL SANITATION DISTRICT. The East River Regional Sanitation District provides ownership, operation and maintenance of all wastewater treatment facilities utilized to receive and treat wastewater generated from the Skyland Metropolitan District collection system. Currently, a lot owner pays \$37.50 per quarter for District fees while a homeowner with a home containing not more than 1 kitchen and 3 bedrooms (1 EQR) pays \$75.00 per quarter for District fees.

The aforementioned summary is provided as a basic introduction to the Skyland Community Association and the Skyland Metropolitan and East River Regional Sanitation Districts. Any detailed questions should be directed to the Manager at 970-349-7411.