



Synopsis of Restrictive Covenants for OpeQuon Hill Subdivision

This synopsis is created for the sole purpose of giving a “snapshot” idea of the covenants. This document is in no way to be considered the full list or description of the full document.

1. Lot used for residential purposes only with one single family dwelling per lot.
2. No lot shall be subdivided into 2 or more lots.
3. No structure can be built without approval of Developer.
4. Identity of builder, plans, specifications and landscaping must be approved by Developer.
5. Two-story residences shall be a minimum of 2,200 square feet. Single-story residences shall be a minimum of 1,700 square feet above grade.
6. All residences must include an attached or integral garage able to house a minimum of 2 automobiles.
7. No exposed foundation. If any portion of a foundation wall surface is exposed, it shall be faced with materials approved by Developer.
8. Chimneys shall be either brick or block masonry faced with brick veneer, stone veneer or stucco.
9. All driveways must be concrete or asphalt paved surface. Sidewalk from front door to driveway is required.
10. Dusk to dawn post light required for each residence.
11. The building and landscaping must be completed within 1 year of the start of construction.





12. No mobile home, shack or other temporary structure shall be kept, maintained or allowed except for occasional recreational use such as a tent for a party or for a service of a buffet.
13. Outbuildings must be approved by Developer.
14. No fences unless approved by Developer.
15. No lot may be used as means of access or egress to or from other lots.
16. No home occupations or professional offices that constitute a nuisance may be conducted or maintained on the property.
17. No junked or hobby type vehicles including trailers, campers or motor homes may be stored on the property. No additional vehicles for the purposes of maintenance or service shall be stored on the property.
18. No animals, livestock, horses or poultry shall be raised, bred or kept. This section does not preclude a unit owner from having pets such as cats or dogs. Wild or vicious animals are prohibited.
19. All mailboxes shall be of a uniform typed as specified by the Developer.
20. Lot owner cannot interfere with natural drainage courses and swales.
21. No lot can be stripped of its topsoil or trees except what is necessary for building.
22. Gardens must be to the rear of the property and measure no greater than 10' x 20'. Additional landscaping must be approved by Developer.
23. No antennae may be attached to the exterior of any structure, nor may any free standing antennae or satellite dish be erected in yard unless approved by the Developer.
24. There shall be no outdoor clotheslines.





25. No signs of any kind may be displayed to public view except when house is for sale.
26. All trash, garbage and refuse shall be stored in covered containers concealed from view.
27. All purchasers of lots within subdivision are members of OpeQuon Hill Homeowner's Association and subject to By-Laws of same.
28. Each lot owner is responsible for weed control and grass growth.
29. Developer reserves the right to build and maintain a model unit for sale or lease.
30. Developer has right to convey its rights to enforce these covenants to another person.
31. Covenants and restrictions shall run with the land.
32. Developer shall have the right to modify or amend any or all covenants without permission of any other lot owners.

