

Equestrian Lakes New Construction Building Committee Guidelines & Restrictions

1. 3,500 SF minimum finished out living area.
2. 1st floor 2,800 SF minimum finished out living area, above highest finished grade elevation.
3. No exposed block or concrete, all exposed footings and retaining wall must be brick or rock finish.
4. All roofs 7 and 12 pitch minimum with the exception of Clay Tile roofs.
5. Mail boxes must be rocked or bricked only.
6. No gravel driveways or parking areas all must be concrete, asphalt, tile or other approved products.
7. One barn, shop or out building allowed per lot, not to exceed 50% SF of home constructed on lot.
8. One horse per 2.5 acres.
9. All animals must be fenced or on a leash at all times.
10. No dog kennels with the intent to sell or breed.
11. All trailers, boats, motor homes and tractors must be parked in an enclosed garage.
12. All fences must be four rail wood stained black to match development riding trails. With the exception of black ornamental fence to be used to encompass pool regulated areas. Fence height not to exceed 60"
13. Side and back building lot lines not closer than 50', except property on Hwy 148 not closer than 100' to Hwy 148 property line. All frontage of any road in sub-division no structure will be closer than 100'.
14. Building structure on all lake frontage lots no closer than 100' from lake common area property line.
15. All house and landscaping plans must be presented and approved by New Construction Building Committee.
16. All contractors must be approved by the New Construction Building Committee.
17. No outbuilding structures between road frontage and residential structures. All outbuilding structures must have 50' setback from residential structure.
18. All single family dwellings.
19. No subdividing of any lots.
20. All homes, barns, shops, garages, or other structures must be submitted for approval.
21. No unlicensed motorized vehicles except for golf carts allowed on any development streets.
22. No obnoxious noises allowed.
23. No inoperable cars, trucks or other vehicles allowed to be visible.
24. No modular homes.
25. All exterior finishes are to be Brick, Rock or Siding approved by New Construction Building Committee.

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26. Temporary portable office/storage buildings allowed on lots during construction of new homes only and must be approved by the New Construction Building Committee.
27. No overhead utilities all must be under ground.
28. All lots require approved septic systems that meet Shelby County regulations.
29. No construction of any kind shall begin with out the plans submitted for approval by the New Construction Building Committee.
30. All material must be new and meet or exceed building codes.
31. Chimneys constructed on exterior walls shall be rock or brick.
32. All landscaping shall be installed with in 60 days of occupancy with the exception of legitimate weather delays.
33. All outbuilding, remodeling or improvement plans submitted must be completed within one year after date of approval or be resubmitted again for approval from New Construction Building Committee.
34. All new construction of homes must have plans submitted and approved to start construction no more than 24 months from closing on lot. All new construction must be completed within 12 months
35. Ponds are allowed to be constructed on lots with the approval of Home Owners Association and are required to have sprayers to circulate water and be properly maintained and controlled with chemicals to avoid algae buildup.