

# Magnolia Park

## Deed Restrictions Checklist

Minimum Setbacks	Front: 20' Rear: 20' Side:
Minimum Living Area SF	1800 SF Living
Minimum Roof Pitch	7/12 With a minimum of 25' height
Minimum Fascia	6"
Minimum Wall Ht	10'-0" first floor
Roof Shingles	N/A
Roof Vent Pipes	N/A
Garage	2 car - rear entry to Alley
Driveway width	N/A
Driveway material	concrete, brick, pavers
Sidewalks - @ front road	at front street - locations per Plat
Sidewalks - @front porch	from Front Porch to curb
Sod	per ARB
Trees	Magnolia tree-front yard b/w sidewalk & curb
Tree Clearing	Tree survey plan
Irrigation	100% yard
Fence type	no chainlink
Fence Height	6'
Pools	rear or side yard
Exterior Lighting	Confine light to property
Tanks - well, gas, softener	Garage, buried, wall enclosure
Satelite dish / Solar panels	24" in Rear
Antenna	Not Allowed
Window Tint	not Allowed
Wall AC Unit	Not Allowed
Clothes Line	Not Allowed
Outbuildings	Not Allowed
Septic Tank	Not Allowed
Rock/Gravel Yards	Not Allowed
Gardens	Rear Yard
Monthly Maintenance	
Fee \$85.00	