

Square Footage Minimums:

Ranch	1,600 sq. ft*
Story and a Half	2,200 sq. ft.* above grade
Two Story	2,400 sq. ft.* above grade
Split Level	2,400 sq. ft* above grade

**Exclusive of attached garages, breezeways, and porches*

Utilities:

Electric	MidAmerican Energy
Gas	Black Hills Energy
Internet	Mediacom; CenturyLink
Water	Xenia Water

School District: Woodward Granger

HOA: N/A

HOA Fees: None

Exterior Elements Excluded: Trash and recycling receptacles must be kept in garage, except for pick-up service.

Above and below ground pools allowed, upon approval.

Exterior up lighting installed is not to disturb the adjacent residents, upon approval.

Front Elevation Material Requirements: Exposed foundation above grade, not faced with brick or stone, must be painted.

Garage Minimum: 3 car

Siding Material Excluded: Vinyl or steel

Fence Material Allowed: Black vinyl chain link, black wrought iron, or painted aluminum, hedges, and walls; in the rear and not to exceed 6 ft; upon approval.

Storage Sheds, Play Structure Requirements: Any outbuilding constructed must be of similar materials/roof pitch and shingles as dwelling, placed in the rear, and be 10 ft from any lot line; upon approval.

Street Tree Requirements: None

Landscaping Requirements: Yard free of weeds and debris.

At least 4 trees shall be planted (2 in front, 2 in back, unless sufficient existing trees exist). Shrubs and foundation plantings will address the front.

Front and side yard hedges allowed, no more than 3 ft. in height, and maintained; upon approval.

Pets: No more than 3 dogs and 2 cats. Dog run/house must be in the rear and against the house and screened from neighbor's view, upon approval. Dogs must reside in dwellings and may not be kept outside for more than 2 hours a day.