

CEDAR CREEK POINTE RESTRICTIONS OVERVIEW

Use Restrictions

- Tracts are for one and only one single family home
- 1,750 minimum finished square feet on main level of one story dwelling
- 1,250 minimum finished square feet on main level of a two story dwelling
- Maximum of two story dwellings without consent of the Architectural Control Committee (ACC)
- Maximum of two outbuildings set behind front elevation of main dwelling, made of new materials, and must be approved by ACC
- No mobile homes, modular homes, or prefabricated homes
- No halfway home, group home, or daycare
- No wrecked, dismantled, or non-running vehicles on any tract unless enclosed
- Setbacks of 100' from front of tract, 50' on side and rear of tracts
- Boundary fences shall be made of vinyl or approved materials by ACC and be no taller than 54". Interior fences shall be no taller than 72"
- No commercial dog kennels. Dog houses, dog runs, etc shall be greater than 75' from boundary lines
- No free-running pets off the premises of a tract
- One horse per three acres
- No temporary structures to be used as a dwelling
- No antenna or satellite dish greater than 24" in diameter
- No dumping trash, garbage, or waste materials on any tracts
- Septic must be approved drip system. No lagoons
- No noxious activities
- No two, three, or four-wheeled vehicles to be operated in such a way to disturb any adjoining tract owner
- Construction must be completed within 12 months of commencement date of construction
- No subdivision of tracts
- Roof pitches must be minimum of 8 inches of rise per 12 inches of run