















Reserve at Summerlyn

Deed Restriction Highlights

Construction

-  No building, fence, wall, deck, or other structure or improvement, including without limitation any construction, addition, excavation, landscaping, tree removal, or other work or action which in any way alters the exterior appearance of any Lot from its natural or improved state shall be commenced, erected or maintained upon any Lot unless the Owner thereof shall have received the prior written approval of the Developer.
-  Two sets of detailed plans and specifications shall be submitted to Developer showing existing and proposed land contours and grades, all buildings, sidewalks, drives, patios, fencing, exterior lighting plans, mailboxes, color scheme, etc. shall be submitted for review.
-  Construction of a residence shall commence within three (3) years after the record title to a Lot passes from the Developer to an initial purchaser. Said construction must be pursued to completion within twelve (12) months after the date the construction commenced.
-  Failure to commence construction within three (3) years after the record title to a Lot passes from the Developer to the initial purchaser or failure to complete the residence within twelve (12) months, gives the Developer the right and option for six (6) months following the default to purchase said Lot for the purchase price paid by the initial purchaser to Developer without payment of interest or other charges.
-  All improvements shall be placed so that the existing topography and landscape shall be disturbed as little as possible and that the maximum number of desirable trees and other natural features will be preserved.
-  The minimum living area in a single-story home shall be 1800 square feet and a multi-story home shall have a minimum of 2300 square feet.
-  An architecturally compatible attached two or more car garage must contain a minimum of 480 square feet and all driveways shall be concrete.
-  At a minimum each roof is required to have an 8/12 pitch and architectural grade shingles.
-  Not less than 80% of all front exteriors facing a street shall be brick, stone or masonry/dryvit. Soffits and fascias must also be constructed of natural materials. Vinyl siding is permitted on side elevations (not facing a street) and rear elevations.
-  No storage units, sheds, barns, etc. shall be permitted.
-  Mailbox design and specifications are available from the Developer.
-  Sidewalks shall be installed within six (6) months of completion of home or within three (3) years from the recordation of the Plat, whichever occurs first.
-  Landscaping as approved by the Developer, shall be installed no later than 120 days following occupancy or completion of any residence, whichever occurs first. Front yard landscaping shall include a minimum of two Bradford Pear or Red Oak trees with a minimum caliper measurement of 2.5”.
-  Automatic underground sprinkler systems shall be installed and used in the front yard of each residence at a minimum.

Highlights are taken from the recorded Declaration of Covenants, Conditions, Easements and Restrictions for Summerlyn and the Declaration of Covenants, Conditions, Easements and Restrictions for Reserve At Summerlyn. Refer to recorded documents for complete covenants, conditions, easements and restrictions.

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Residency

- 🏡 The Developer has the right to establish reasonable rules and regulations of general application to all Owners for the use and enjoyment of the Common Areas. Further, Developer has the right to limit access and use of the Common Areas; specifically no boating, fishing, swimming or other activity is permitted in the ponds.
- 🏡 Each Owner, at their cost and expense with respect to that Owner's Lot, shall repair and maintain all improvements and shall perform lawn care and landscaping in a first class manner. Undeveloped lots must be mowed at least monthly during the growing season.
- 🏡 No phosphorus-based fertilizers are permitted to be used. Further no discharge of sediment, erosion of soil or other materials may encroach onto the Common Areas from any Lot.
- 🏡 No trailer, boat trailer, campers, camping trailers, commercial vehicles, all terrain vehicles, recreational vehicles or trucks over 1 ton shall be stored on any Lot unless housed within a garage.
- 🏡 The Developer has the right to determine the size, number and type of pets within Summerlyn. No outdoor pet structures are permitted. No pet may be a nuisance and all pets must be on a leash or contained within a fence unless inside the residence. Each pet must be cleaned up after while outdoors.
- 🏡 Operation of yard equipment before 8:00am or after 9:00pm shall not be permitted.
- 🏡 All rubbish must be adequately screened from view of adjoining lots and streets.
- 🏡 Articles shall not be hung out to dry or air and no clothesline or other hanging devices are permitted.
- 🏡 Fires in self-contained patio fireplaces or pits may be permitted subject to Developer's written approval; however, open fires, leaf burning, trash burning or the like are prohibited.
- 🏡 See-through fencing is permitted subject to the written approval of the Developer provided such fence is not in the front yard of any residence and is not within the boundaries of the Conservation Area.
- 🏡 Decks with skirting are permitted subject to the written approval of the Developer.
- 🏡 In-ground pools are permitted subject to the written approval of the Developer.
- 🏡 Free standing permanent basketball equipment with a transparent backboard is permitted with the written approval of the Developer.
- 🏡 Communication and security devices, including but not limited to, satellite dishes are permitted subject to the written approval of the Developer.
- 🏡 Parking in the garage and driveway must be used prior to any use of overflow street parking, provided such parking does not exceed a 24 hour period.
- 🏡 A Property Owner's Association may be formed at the discretion of the Developer or after 100% of the Lots have been sold and homes completed.

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