

The Preserve at Oak Hill

Covenants & Restrictions Overview

IF YOU READ NOTHING ELSE, PLEASE READ THIS

1. This community is for residential use only.
2. The house you build must be 2,800 square feet (air conditioned) or larger.
3. You must build a two-car garage when you build your house.
4. Guesthouses, barns, etc. are allowed but only with Architectural Review Board approval (ARB).
5. All construction and many other activities in your community require ARB approval.
6. You will be required to be a member of a Homeowners' Association, and will be assessed appropriate dues.
7. Your Association owns all the roads in The Preserve at Oak Hill.
8. You cannot further divide your lot.
9. There are restrictions on boats, RV's, etc.
10. There are restrictions on the number of animals you can have.
11. There are restrictions on tree removal.
12. Vacant lots do have to be mowed and fence lines cleared at certain time intervals.
13. Mobile Homes are not allowed.
14. There are specific regulations governing drainage and wildlife habitat protection that must be followed.
15. You will be required to install your own well, septic system and underground power.
16. **Your developer, Land Associates, LLC and its affiliates, has retained the right, but not the obligation, to “annex” your equestrian trails to adjacent properties, at our option. This would add more trails for both you and your future neighbors.**

The declarations of Covenants and Restrictions, your Association documents, and your related Architectural Review Board have been carefully prepared to ensure your enjoyment of The Preserve at Oak Hill, and to maintain your community's value.

Please read the entire Declaration of Covenants and Restrictions for The Preserve at Oak Hill. The above is only a brief review

Diversified Land Marketing Group LLC

(Lic. Real Estate Broker)

2150 C.R. 243-B Wildwood, FL 34785

(352) 330-0022