

THE HIGHLANDS AT OAK HILL

COVENANTS & RESTRICTIONS

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 or larger (Air-conditioned space).
3. You must build a two-car garage (or larger) when you build your house.
4. Guest houses, barns, etc. are allowed but only with Architectural Review Board Approval (ARB).
5. All construction and many other activities in you 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 privately owns all of the roads in The Highlands at Oak Hill.
8. You cannot further subdivide your lot.
9. There are restrictions on the number and types of animals you can have.
10. There are restrictions on boats, RV's , etc.
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 you own well, septic system and underground power.
16. Your developer, Land Associates VI, L.L.C. and its affiliates, has retained the right, but not the obligation, to "annex" you equestrian trails to adjacent properties, at our option. This would add more trails for both you and future neighbors.

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

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

Diversified Land Marketing Group LLC

(Lic. Real Estate Broker)

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