



# RED OAK MOUNTAIN

## SUMMATION OF COVENANTS

### **1. RESIDENTIAL ONLY:**

- A) All dwellings shall have a minimum of 1200 square feet of living area excluding porches, and be built with new construction materials.
- B) All dwellings shall have a 3 ft. masonry requirement.
- C) No lots shall be subdivided.
- D) All dwellings shall be site-built dwellings only.
- E) No mobile or modular homes will be allowed.
- F) ACC approved log homes allowed.

### **2. WATER:**

- A) All residences will be required to install individual water well.
- B) All residences will be required to install an aerobic septic system or county approved system.

### **3. EASEMENTS:**

All lots have dedicated build back lines/easements per the recorded plat map.

### **4. ROADS:**

Roads are comprised of private roads in a gated community and county road entry.

### **5. ANNUAL ASSOCIATION MEMBERSHIP AND DUES:**

Every person or entity who is a record owner of any tract must be a member of the association. Association dues are \$500 for interior tracts and \$250 for county road entry tracks. Lot owner's that purchase more than one tract are eligible to combine and only be responsible for 1 maintenance fee with the board's approval and county approval.