



COVENANTS & HOA SUMMARY PLAT 4

Great Western Crossing is a sub homeowners association under the Middlebrook Community Association, Inc. This is a non-profit corporation established to operate certain common amenities and community programming from the benefit of the owners of future Middlebrook and Great Western Crossing communities. Dues include \$150 paid to the Middlebrook Community Programming fund to benefit all Middlebrook and Great Western Crossing communities. The balance of the dues include cost associated directly with the maintenance and enhancement of common areas within the Great Western Crossing plats.

This document serves as a summary for the “Declaration of Residential Covenants, Conditions and Restrictions for Great Western Crossing” which creates the Great Western Crossing Homeowners Association, Inc. charged with maintaining common amenities on behalf of owners of lots in Great Western Crossing.

Plat 4							
Lot Numbers	Min. Two-Story*	Min. 1.5 Story*	Min. Ranch*	Siding	Brick/Stone/Stucco	Garage Min.	Fence
1-9 (Villas)	1,600 SF	1,600 SF	1,300 SF	LP/Hardie	33%	2 Car Attached	Invisible pet fence only.
10-28	2,000 SF	1,800 SF	1,500 SF	LP/Hardie	33%	2 Car Attached	Painted or stained wood, black wrought iron, metal with a powder coated factory finish, ornamental aluminum, or combinations of masonry and wood or metal
29-39	2,000 SF	1,800 SF	1,500 SF	LP/Hardie	33%	2 Car Attached	Black wrought iron or metal with black powder coated factory finish

**Exclusive of any basement finish*



Siding Material Required: Hardboard siding by LP SmartSide or cement board siding by James Hardie (Other brands must be approved in writing by the Declarant)

Front Elevation Material Requirements: 33% must be brick, stone veneer, or stucco. (Unless approved otherwise by Declarant)

Fence Material Allowed: Black vinyl clad chain link, wrought iron, white vinyl, wood. Only invisible pet fences allowed on Villas.

Accessory Structures: One per yard, must match the architecture and be the same or a complimentary color of the home.

Exterior Elements Excluded: Above ground or non-permanent swimming pools, play sets exceeding ten (10) feet in height, trash and recycling receptacles must not be within view except for no earlier than 12 hours prior to scheduled pick up and ending no later than 12 hours following the scheduled pickup.

All exterior changes and additions to be approved in writing by the Declarant.

Pets: No more than three dogs and/or cats may reside at a residence. Outbuilding or accessory structure shall be aesthetically compatible with the dwelling. Dog runs shall be completely screen or otherwise hidden from view from any other lot and all streets within.

Pond: No swimming by pets or persons, no floating devices of any type or swimming platforms, no ice houses or boathouses, ice skating is prohibited, no pier or docks, and no kayaks, canoes, boats, motorized or otherwise shall be permitted. Pond is not stocked for fishing.

- Building improvements must be approved by the Architectural Review Board.
- Only 1 accessory structure.
- No above-ground or non-permanent swimming pools.
- Irrigation system to be installed on all lots.
- Street trees maintained by owners.
- Association dues are \$750 per year. **\$80 per month for Lawn Care & Snow Removal on Villas.**
- Special Assessment for Community Programing for all lots except Plat 1 are \$150.00 per year. (Included in the \$750 annual dues)
- Association maintains storm water detention, landscape buffer and fence along Cumming Road and entrance sign.