

# **NEW HOUSE REQUIREMENT DETAIL**

## **A. USE RESTRICTION**

- Each and every of the Lots described above shall be known and described as Residential Lots, and no structure shall be constructed or erected on any Residential Lots other than one (1) detached single family dwelling not to exceed two (2) stories in height, including an attached two-car garage.

## **B. SETBACK RESTRICTIONS**

- No building or permanent structure shall be erected on any of said Lots nearer than forty (40) feet to the front lot line of said Lots, nor nearer than ten (10) feet to any interior side lot lines. No structure shall be permitted nearer than thirty (30) feet to the rear lot line. For the purpose of this covenant, eaves and steps shall be considered as part of the permanent structure. Concerning corner Lots, no structure shall be permitted nearer than thirty-two feet (32) feet from the side lot line running along the road. Swimming pools, with or without enclosures, may not be erected or placed on the Lots unless and until the Committee has approved their location and architectural and structural design in writing.
- When two or more Lots are used as one building site, the setback restrictions set forth in Paragraph 2.01 of this Article and easements shall apply to the exterior perimeter of the combined site, and the property owner must build across the Lot line or lines.

## **C. RESIDENTIAL SITES AND BUILDING SIZE RESTRICTIONS**

- None of the said Lots shall be divided or re-subdivided unless both portions of said Lots are to be used to increase the size of an adjacent Lot or the adjacent Lots as platted. Divided portions of Lots must extend in a straight line from fronting street line to existing real property line. No lot shall be replatted, with the exception of Lot 38, which may be replatted as a roadway to contiguous property.

- No property or Lot in this subdivision shall be built on that is less than one-half (1/2) acre.
- Every structure placed on any Lot shall be constructed from material, which has been approved in writing by the Committee.
- No residence shall be constructed or maintained upon any Lot which shall have a smaller living floor area (exclusive of porches, patios, and garages) than 1,600 square feet. If any of the structures be two-story, the minimum ground floor living area (exclusive of porches, patios, and garages) shall be 950 square feet.
- No window air-conditioning units shall be installed in any side of a building, which faces an access way, unless prior approval has been obtained from the Committee.
- All Lots shall be sodded with grass from the structure to the paved street in the front and from the structure to the lot line on the side. Driveways and walkways excluded.
- Underground irrigation systems are required.
- Driveways on all Lots shall be of a hard surface material connecting from the structure to the paved street.
- Concrete culverts are required under driveways.
- To contain building trash during construction phase, a suitable trash dumpster, temporary trash enclosure (examples: wood or wire fencing) is strongly encouraged. Fines will be levied for excessive trash blowing from construction site to surrounding lots and streets.
- To protect the roadway edges, temporary dirt driveways must be used for heavy truck or machine egress onto lot.
- Street or neighborhood damage due to construction must be properly repaired or estimated repair charges paid to the association prior to Architectural Design Committee sign-off on the construction.

## **USEFUL INFORMATION FOR CONTRACTORS**

Electric hookup arrangements:

Florida Power & Light (FPL)

Phone (800) 345-2505

- The contractors are required to provide their own power at construction site.

- The contractor must provide the exact address of the new house.
- A deposit to the County is required for hook-up.
- Hook-ups can only be made to the large transformers, not at the site itself.

Water hook-up arrangements:

St. John's County Water

Phone (904) 471-2161

- Contractors are required to provide their own water supply at construction site.
- The contractor must provide the exact address of the new house.
- A deposit and other hook-up fees to the County are required.
- Sewers do not apply to Oakbrook.