

IV. SITE DEVELOPMENT CONTROLS

VOL 1107 PAGE 747

- Site Disturbance - any and all site clearing, excavation (cutting and filling) and preparation of building, driveway and parking areas should be accomplished with a minimum disturbance of the natural topography and existing vegetation of the respective homesite.
- Erosion and Drainage - all site work will be accomplished in a manner so as to minimize erosion and improve surface drainage throughout the construction period and subsequent to building and landscape completion.
- Building Siting and Setbacks - all houses and other improvements will be located so as to comply with all building setbacks and easement requirements of record and so as to be compatible with and not adversely affect the views from existing or planned adjacent houses.
- Driveways and Parking Areas - the total area of all driveways and parking areas will be paved by plant mix concrete or asphalt. All curb cuts will be repaired in a manner acceptable to the committee.
- Street Pavement and Curbing - all pavement and/or curb openings required for utility service and/or driveway installation will be repaired in a manner acceptable to the Committee. The homesite owner will at all times be responsible for the replacement or repairing of street curbing.
- Fences and Outbuildings - the construction of any and all fences and outbuildings will require the review and approval of the Committee.
- Standard Mailbox Design - all houses in Phase I and Phase II will utilize the Pebble Creek Standard Mailbox Design (please refer to Exhibit C).
- Signs - home builders, realtors and/or home owners may install one professional sign of not more than six (6) square feet in size during the initial construction and sales period, and any subsequent resale period. Such signs will be maintained in excellent condition.
- Exposed Clotheslines - exposed clotheslines will not be permitted.
- Debris Control - all clearing, homesite preparation and house construction will be accomplished utilizing continuous stockpiling and removal of trash and debris resulting from site work and house construction.