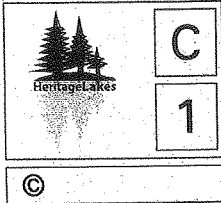




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**HILLCREST  
THUMBNAIL COVENANTS**

CLASS "AA"   CLASS "A"   CLASS "B"

**Set Backs: Per Covenants**

Set back may be reduced to 7'6" if the house has a side entry garage

<b>Minimum Floor Area:</b>	<b>SQ FT</b>	<b>SQ FT</b>	<b>SQ FT</b>
Single Story Ranch	1600	1600	1500
Two Story	2800	2800	2200
Single Story Ranch w/Walkout	1600	1600	1500
1 1/2 Story	1500 main 800 up	1500 main 800 up	1400 main 600 up
1 1/2 Story w/Walkout	1500 main 800 up	1500 main 800 up	1400 main 600 up

**Exterior Finish:** The general theme of the development will be Spanish architecture

**CLASS "AA" & CLASS "A" Properties:**

- Front Elevation: Brick, stone or stucco
- Remaining Sides: Cement board siding, brick, stone or stucco
- Fireplace Chases: Brick, stone or stucco

**CLASS "B" Properties:**

- Front Elevation: Cement board siding, brick, stone or stucco, minimum 50% brick, stone or stucco.
- Remaining Sides: Cement board siding, brick, stone or stucco

**ALL Properties:**

- Soffits, Fascia & Gutter: Maintenance-free products
- Foundation Walls: NO exposed foundation walls
- Roofing: All roofing materials shall be concrete tile, synthetic shingles, or heavy asphalt and shall be a Spanish red tone, natural brown, weathered green, gray or black tone selected in concert with the colors and textures of the structure.

- Side entry garages are encouraged
- No perimeter fencing – fencing must be approved
- Landscape deposit required

Property Category

Amount of Monthly Assessment

**Townhomes Properties**

- Category AA \$45 per month
- Category A \$35 per month
- Category B \$30 per month

**House Properties**

- Category AA \$55 per month
- Category A \$40 per month
- Category B \$30 per month