

ABBREVIATED RESTRICTIONS FOR JOCASSEE RIDGE SUBDIVISION

- The property shall be used only for detached, single-family
- No raising, breeding or keeping of animals, livestock or poultry of any kind, except dogs, cats and common household pets
- No activity which violates local, state, or federal laws or regulations
- No institutional uses
- No business or trade (see exceptions)
- No structures, equipment or other items which are visible from any road or adjacent property which have become rusty, dilapidated or otherwise fallen into disrepair
- No towers, antennas, or other apparatus other than (i) a customary antenna, more than ten (10) feet above the top roof ridge of the dwelling (ii) a satellite disc or dish no larger than eighteen (18) inches in diameter
- No freestanding transmission or receiving towers or any non-standard television
- No chain-link fences
- One story dwellings 1,500 square feet of heated living area
- One and a half story dwellings 1,700 square feet of heated living area
- Two (or more) story dwellings 1,900 square feet of heated living area
- All dwellings and accessory structures shall be completely supported with solid brick, brick or stone covered block, or stucco covered foundation
- Roofs no less than a 6 inch pitch, no less than 12 inch overhang covered with asphalt or fiberglass shingles, terra cotta tile, real or man-made slate, copper sheathing or wood shingles or pre-painted metal roofing
- Exterior surfaces and accessory structures brick, stone, hard stucco (synthetic stucco is not permitted), wood or siding consisting of wood, composite, or vinyl materials
- "Heated Living Area" excludes basement areas (defined as any level in which at least one perimeter wall is below, or partially below grade), unless such basement areas have two or more perimeter walls above surrounding grade, and such basement areas fully heated and air conditioned and constructed to a quality equal to the above grade levels of the dwelling. Heated Living Areas excludes vaulted ceiling areas, attics, unheated porches, attached & detached garages, porte-cochere and unheated storage areas, decks, and patios.
- Permitted Accessory Structures – outbuildings max 14 feet in height and 2,000 sq ft
- See site development requirements
- Reserved Easements – 10' wide easement all side lines and 15' wide easement private roads
- Lots may not be re-divided
- NO modular or mobile homes
- Architectural Committee – all improvements must be approved in writing by the Architectural Committee
- Architectural Committee shall be Richard Shirley or appointee
- The Architectural Committee shall have the right to refuse to approve any building plan
- Recreational facilities, common areas, roads, and maintenance charges – all numbered lots shall pay \$250.00 per year & additional annual charges \$100.00 per lot for the purpose of establishing a road maintenance fund