

HIGH POINT COVENANTS

1. **LAND USE:** No lot shall be used for any purpose other than residential purposes. All lots shall be permitted planned natural areas provided that the lawn and the natural areas form a cohesive whole. Purchased lots that remain vacant should be improved and maintained to blend in with the development of Highpoint.
2. **BUILDING TYPES:** No building shall be erected, placed or permitted to remain on any lot, other than the one (1) detached single family dwelling. However, detached garages and /or other buildings shall be permitted, provided that such structures are consistent in design with the main dwelling. No garage entry shall face the street. More than one (1) lot may be used for the erection of one (1) detached single family dwelling.
3. **DWELLING QUALITY AND SPECIFIC BUILDING SPECIFICATIONS:** All dwellings shall be of a quality workmanship and materials substantially the same or better than that produced within Houston County, Alabama for the minimum permitted dwelling size. The minimum roof pitch on the main dwelling shall be six (6) on twelve (12), and the minimum pitch on porches shall be three (3) on twelve (12). All concrete foundation work above grade shall be finished with brick, stone, stucco or approved veneer. All roof penetrations (stackvents, etc.), excluding fireplaces, shall be located on rear of buildings. In the event ridge vents are used, they must be of the "shingles over" design. All air conditioning compressors, meter boxes and similar equipment shall be screened by wood fencing or plants.
4. **DWELLING SIZE:** The minimum square footage requirements for the heated and cooled area of each dwelling shall be 1800 square feet.
5. **BUILDING LOCATION:** No building shall be located on any lot nearer than 30 feet to the front lot line, nor nearer than 10 feet to any side lot line. For purposes of this Declaration, eaves, steps, and open porches shall not be considered a part of a building provided, however, that no portion of a building on a lot may encroach upon another lot, except otherwise provided herein.
6. **FENCES, WALLS, ETC.:** No fence or wall shall be erected or placed on any lot nearer to the front property line than the furthest corner of any dwelling. All pools must be enclosed with a privacy fence.