



## GUIDELINES AND SUMMARY OF SILVER CREEK'S RESIDENTIAL

The following is a summary of most frequently asked questions in Unit 1 & 2, Phase III, which includes lots 1 thru 58.

- ✓ House setback - 25 feet
- ✓ Garage setback - 35 feet maximum
- ✓ One Story - Minimum 1500 sq. ft
- ✓ Two Story- Minimum 1900 sq. ft (First Floor Minimum 1200 sq. ft.)
- ✓ Sidewalks - Responsibility of the Lot Purchaser
- ✓ Trees Required - See Neighborhood Restrictions
- ✓ Mailbox & Post Provided By Silver Creek at Cost to the Purchaser
- ✓ All Floorplans Must be Approved by Silver Creek Including Roof Pitch, Roof Colors & Brick and Vinyl Siding Colors
- ✓ City Utilities Including KU Electricity, Cable TV and Columbia Gas (option)
- ✓ Membership to Old Silo Golf and Clubhouse is Not Required but will be Available at a Reduced Price. For additional information contact Old Silo Golf Course.
- ✓ Amenities/Common Areas Includes Ponds, Lakes, Walking Paths will become the Ownership of the Silver Creek Residential Association
- ✓ Front Porches/Neotraditional Style - Required

### **GOLF COURSE LOTS - Unit 3 & 5 - Lots 60 thru 101 & Lots 39, 40,41,51,52, & 59**

- ✓ House Set Back - 35ft. "From Property Line"
- ✓ One Story - Minimum 2000 sq. ft.
- ✓ Two Story - Minimum 2500 sq. ft. (First Floor Minimum 1400 sq. ft.)
- ✓ Sidewalks - Responsibility of the Lot Purchaser
- ✓ Trees Required - See Neighborhood Restrictions
- ✓ Mailbox Provided By Silver Creek at Cost to the Purchaser
- ✓ Neotradition Style Not Required
- ✓ City Utilities Including KU Electricity, Cable TV and Columbia Gas (option)
- ✓ Membership to Old Silo Golf and Clubhouse is Not Required but will be Available at a Reduced Price. For additional information contact Old Silo Golf Course.
- ✓ Amenities/Common Areas Includes Ponds, Lakes, Walking Paths will become the Ownership of the Silver Creek Residential Association
- ✓ No Trampoline or Recreational Equipment Permitted
- ✓ Minimum 80% Brick - Balance Approved Siding

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**March 4, 2003**

**GOLF COURSE LOTS - Unit 4 -- Lots 104 thru 133**

- ✓ House Set Back - 35ft. "From Property Line" (Silver Creek's Engineer must Approve all Setbacks Including Side Yards, Front Yards and Rear Yards)
- ✓ One Story - Minimum 2500 sq. ft.
- ✓ Two Story - Minimum 3000 sq.ft. (First Floor Minimum 2200 sq.ft.)
- ✓ Sidewalks - Responsibility of the Lot Purchaser
- ✓ Trees Required - See Neighborhood Restrictions
- ✓ Mailbox Provided by Silver Creek at Cost to the Purchaser
- ✓ City Utilities Including KU Electricity, Cable TV and Columbia Gas (Required)
- ✓ Membership to Old Silo Golf and Clubhouse is Not Required but will be Available at a Reduced Price. For additional information contact Old Silo Golf Course.
- ✓ Amenities/Common Areas Includes Ponds, Lakes, Walking Paths will become the Ownership of the Silver Creek Residential Association
- ✓ No Trampoline or Recreational Equipment Permitted
- ✓ Minimum 80% Brick. Colors of Brick and other material must be Approved by Design Committee

**The following Restrictions Apply to ALL Lots**

- ✓ Silver Creek's Design Committee Must Approve All Floorplans Prior to Construction
- ✓ No Detached Storage Buildings
- ✓ No Detached Garages (Unless Pre-Approved Breezeway or Corridor)
- ✓ All Fencing Must be Pre-Approved by the Design Committee
- ✓ All Roofing, Shingles are to be Dimensional 25 yr. and up
- ✓ 2 Car Garages Cannot Exceed 28' X 28'
- ✓ All Vacant Lots must be Mowed and Maintained Monthly by the Owner
- ✓ All Driveways shall be Completely Finished prior to Moving
- ✓ No Time Constraints for Building

For Closing Documents Including Deeds, Releases, etc. contact  
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