



Covenants available for download at www.newnixahomes.com

**THE FOLLOWING IS A SUMMARY OF REQUIREMENTS FOR
NEW HOME CONSTRUCTION.**

**ALL CONSTRUCTION IS SUBJECT TO APPROVAL OF PLANS BY THE ARCHITECTURAL
CONTROL COMMITTEE PRIOR TO BEGINNING CONSTRUCTION.**

**SUBMIT PLANS TO TIM PEDIGO
2847 S. INGRAM MILL RD - SPRINGFIELD, MO 65804**

1. EXTERIOR MATERIALS:

FRONT ELEVATION REQUIREMENTS: Brick, Stone, Stucco, Wood "Board and Batten" Siding, and or Glass Block. Combinations of these materials are encouraged. Substitute materials may be approved for dormers, overhangs, cantilevers or other specific areas.

SIDE AND REAR ELEVATION REQUIREMENTS: May include Vertical Vinyl Siding. Elevations visible from the road require additional Brick, Stone, Stucco, Board and Batten or any combination thereof. All elevations and materials subject to architectural approval.

- 2. DWELLING SIZE:** Minimum square footage (living area) is no less than **1500 square feet on the main entrance level.**
- 3. ROOF:** The minimum roof pitch is **8/12** with architectural type shingles or equivalent. No three tab shingles.
- 4. GARAGES:** Attached private garage with an electric opener is required.
- 5. FENCES:** Privacy fences must not exceed seventy two (72) inches in height. Chain link or similar fence styles are prohibited.
- 6. LANDSCAPING:** One tree in the front yard at least (15) fifteen feet in height. Sod shall be installed on the front and side yards. The back may be sowed or hydro-seeded.
- 7. MAILBOXES:** Will be required to conform to subdivision standards and provided by the developer for a fee of \$328.00 payable at closing. Locations of the mailbox will be given by the Nixa Postmaster.
- 8. MAINTENANCE:** Each Lot Owner, exclusive of the Developer, shall have a responsibility to provide a restroom facility and generally maintain the site in a neat and clean condition. During construction periodic efforts shall be made by the Owner, or the Owner's Contractor, to pick up scrap materials and construction debris and dispose of them. No dumping of any such debris shall be allowed on adjoining sites or on any common areas within the plat of The Columns at Century Park.

The developer makes no guarantees that this summary of covenants is complete or all inclusive. Prospective buyers should fully review the Declaration of Covenants and Restrictions (available for download at www.newnixahomes.com) prior to entering into any contract.