

## **Sante Estates**

### **RESTRICTIVE COVENANT, ARCHITECTURAL, AND CONSTRUCTION GUIDELINES**

#### **SITE PLANNING:**

1. Native Vegetation on the Environmental reserve and Municipal reserve of the land is to be undisturbed except as required for a path to the water's edge.
2. Follow setbacks, front, rear and sides of property for the development of the dwelling as per County of St. Paul guidelines.
3. No changes in the elevation of the land shall be made which will interfere with the natural drainage or storm water systems or that will otherwise cause undue hardship to adjoining property or drainage structures.

#### **RESIDENTIAL DWELLINGS:**

1. The purchaser covenants and agrees to commence the construction of a dwelling within 60 months of the purchase date. The developer may at its own discretion give an extension of time to the purchaser. This shall constitute a condition subsequent of this agreement. CONSTRUCTION TIMES ARE NEGOTIABLE Call Listing Agent for details
2. All residential dwellings will incorporate a (pump out) two tank septic system with no field run off.
3. The exterior of all buildings must be completed within 24 months of starting construction.
4. Residential construction shall consist either of conventional stick build or pre-fabricated homes and erected on site. (Mobile homes are strictly prohibited).

## **LANDSCAPING:**

1. Back filling on open excavations shall be completed promptly.
2. No lumber, grass, shrubs or tree clippings or plant waste, metals, bulk materials, scrap, refuse or trash shall be kept, stored or allowed to accumulate on any portion of the lots. Except within an enclosed structure or if appropriately screened from view.

## **ARCHITECTURAL REQUIREMENTS:**

1. All future land development and construction of residential property and adjacent out buildings must adhere to all County of St Paul guidelines.
2. No construction, alteration, removal, relocation, demolition, addition, installation, modification, or reconstruction of an improvement in the lots shall be commenced until the plans and specifications therefore, showing the location of the same, have been submitted to the St. Paul County, and have been approved by the same.
3. No residence or dwelling house shall be erected on a lot unless the square footage of the main floor of such residence or dwelling house, exclusive of attached garage measures at least 1000 square feet, if More than one level. A 1200 square foot required if a bungalow.

## **RECREATIONAL VEHICLES:**

1. A holiday trailer or recreational vehicle may not have any attached sheds, porches or decks or any other structure may be attached to such trailer or RV.
2. The storage of more than one vehicle per lot is strictly prohibited.