

**BRIEF OVERVIEW OF DEED RESTRICTIONS  
PHASES 1 THROUGH 9  
BUFFALO CREEK COUNTRY CLUB ESTATES**

2,500 SQUARE FEET MINIMUM AIR CONDITIONED.

75% BRICK AND/OR GLASS

ROOFING MATERIAL MUST BE 340 LBS. WEIGHT OR GREATER COMPOSITION. WOOD SHINGLE, MASONITE, SLATE OR OTHER APPROVED IN WRITING *BEFORE* INSTALLATION.

MINIMUM OF 3 TREES PLANTED IN THE FRONT LAWN.  
MINIMUM OF 3" CALIBER, PREFER LIVE OAK OR CEDAR ELMS.

MUST LANDSCAPE AND INSTALL SPRINKLER SYSTEM IN FRONT YARD.

FENCES ON GOLF COURSE ARE ALLOWED, BUT MUST BE WROUGHT IRON AND *MAY NOT* EXCEED 4 FEET IN HEIGHT.

- ALL PLANS MUST BE APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC).

NO UNATTACHED BUILDINGS UNLESS SPECIFICALLY APPROVED BY ARC IN WRITING.

NO OUTSIDE BOAT STORAGE.

HOMEOWNERS DUES ARE MANDATORY. \$34 PER MONTH. WILL NOT INCREASE MORE THAN 10% A YEAR. A LIEN WILL BE FILED ON UNPAID HOMEOWNER'S DUES.

NO PHOTENIAS PLANTED WITHIN 10 FEET OF BACK LOT LINE OF GOLF COURSE LOTS.

**REGARDING RETAINING WALLS AND WATER RUNOFF:**

THE UP-HILL LOT OWNER IS OBLIGATED TO INSTALL A RETAINING WALL AND DRAINAGE SUFFICIENT TO PROHIBIT WATER AND/OR MUD FROM FLOWING ON ADJACENT DOWNHILL LOT(S). RETAINING WALLS MUST BE OF MATERIAL APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE. WALLS MUST BE INSTALLED PRIOR TO OCCUPANCY.

**SET BACKS:**

**BUFFALO CREEK PHASES 1-9**

**30 FRONT/10 SIDES/25 BACK**

1/01/03