



Equestrian Springs Covenants Highlights

To maintain the high quality of the Equestrian Springs community, deed restrictions apply. Below are highlights.

The full deed restrictions and property owner association documents will be available at www.EquestrianSprings.com/documents after recording of the plat and association documents.

1. Homes

- a. Minimum of 2,500 square feet living area; 2-story permitted
- b. No mobile homes, no modular homes, no HUD approved manufactured homes, and no conventional homes moved from another location

2. Other structures

- a. Guest house: Maximum size 1,000 sq. ft. (1,500 square feet if two-story)
- b. Garage: Minimum 2-car side entrance in-home, and/or detached matching garage
- c. Guest quarters permitted over detached garage
- d. Barn: Office permitted; living quarters not permitted
- e. Swimming pools: Must be in-ground, well screened and fenced
- f. Other structures (i.e., for horse trailers, RV storage, boat storage, etc.) must be approved by Plan Review Committee
- g. All detached structures must be built on site in style similar to home, with same or similar material, design, color and style

3. Location of structures

Homes, barns and other structures must be situated within buildable areas, as designated on plat

4. Horses

- a. Maximum 1 per acre
- b. Boarding allowed; livery prohibited
- c. Manure must be managed so as not to be a nuisance
- d. Pastures must be kept grassed and bushhugged

5. Architectural guidelines and review

- a. All structures and improvements (including fencing) must be approved by Plan Review Committee
- b. Exterior colors: Earth tones
- c. Landscaping: Native plants recommended; water-conserving plantings recommended
- d. St. Augustine grass lawns not permitted due to high watering and treatment requirements (i.e., nitrates and pest control runoff into water management system)
- e. Only mailboxes and roadway light fixtures may be used that are specified by developer

5. Fencing

- a. Four-board black treated lumber fencing only
- b. Black non-climb wire fencing allowed on inside face to control small animals

6. Property Owner's Association

- a. Mandatory membership & dues
- b. Responsible for maintaining common areas (bridle path, park, gate, cascade, street lights, streets, swales)
- c. Responsible for enforcing covenants
- d. Responsible for services to maintain quality of life, such as security, landscaping, aesthetics, garbage, mowing, etc.

7. Security

- a. Property Owner's Association responsible for managing security devices and codes such as the entry system
- b. Property Owner's Association responsible for security services.

8. Utilities

- a. Property owners to have well & septic installed by licensed suppliers
- b. Underground phone and electric located at roadway; homeowner to have licensed contractor extend underground wiring to house and barn

9. Bridle Path

- a. Bridle Path is for use of homeowners and their guests
- b. Designated by easement on plat
- c. 2 miles long and 15 to 20 feet wide
- d. No motorized vehicles permitted
- e. Home owners must fence the portion of their property adjoining the bridle path

10. Water & wildlife management systems

- a. No alterations permitted to swales, berms, drainage retention areas, etc., as mandated by St. John's Water Management District
- b. Conservation easement provisions must be respected in order to improve the ecology and to protect wildlife