

Equestrian Springs - Highlights of Covenants & Restrictions

Note: These are highlights only. For details, consult governing documents: recorded covenants (Marion County Clerk Book 6658/Page 539) and Plat (Marion County Plat Book 11/Pages 160-164). Or, request PDFs from info@EquestrianSprings.com.

For info on sales and owner financing call/text AI at (786) 202-0521 or Hellena at (352) 875-8156

HOMES

- Estate Homes: Minimum of 2,200 sft living area
- Ranching Alternative: 1,800 sft house + 500 sft stable or other structure if built simultaneously
- Architectural Review Board (ARB) approval required

OTHER STRUCTURES

- One guest house allowed
- Garage 2-car minimum, side-entrance and/or detached
- Swimming pools must be in-ground
- Other structures (e.g., for horse trailers, RV storage, boat storage, etc.) must be approved by Architectural Review Board (ARB)

HORSES AND OTHER ANIMALS

- Maximum 1 per acre
- Manure must be managed
- Pastures must be kept grassed and bush hogged
- No exotic animals/pets allowed

ARCHITECTURAL GUIDELINES AND REVIEW

- All structures and improvements (including fencing) must be approved by Architectural Review Board (ARB)
- Exterior colors: earth tones, must be approved by ARB

FENCING

- Black four-board treated lumber fencing only
- Black non-climb wire fencing allowed on inside
- 10 foot setbacks from lot lines (6 inches from bridle trail)
- Mandatory on lot line touching bridle trail
- Fencing must be approved by Architectural Review Board

BRIDLE TRAIL/HIKING TRAIL

- 2-mile bridle/hiking trail owned by Property Owners Association
- Private trail for use of homeowners and their guests

PROPERTY OWNERS ASSOCIATION

- Equestrian Springs Owners Association, Inc. owns common areas: bridle path (11.7 acres), park and pond (3.2 acres), roadways, entrance, cascade, gate
- Mandatory membership and dues
- Per lot, \$300 initial assessment and \$100 per month, to be paid semi-annually

UTILITIES

- Property owner to install well and septic
- Underground phone and electric located at roadway

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