

Willow Creek - Deed Restrictions Analysis

	Sec. 1	Sec. 2	Sec. 3	Sec.4	Sec. 5	Sec. 6	Sec. 8	Sec. 9 (L310-320)	Sec. 9 (L321-351)	Sec. 9A (L352-354)	Sec. 10A	Sec. 10B	Sec. 11-12	The Ridge II
Finishing Construction						No house or other structure may remain unfinished for more than 1 year after the slab has been commenced	Same as Sec. 6	Same as Sec. 6	Not noted	Not noted	Same as Sec. 6	Not noted	Not noted	Not noted
Use Restrictions	Only single-family residential; no business, trade, mercantile or professional purpose	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec.1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Motor home/Travel trailer						May not be parked in driveway or street for more than 72 hours	No motor home boat or travel trailer may be parked in driveway or on the street for more than 72 hrs. A mtr home or travel trailer may be housed in a covered garage of adequate	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8	Same as Sec. 8
Fence	None can be constructed that will be closer to a street line than the front building set back; none can be constructed on easement	Same as Sec. 1 except that fences closer than 25' must be approved by ACC	Same as Sec. 1 except that fences closer than 25' to front line must be approved by ACC	Same as Sec. 1 except that fences closer than 40' to front line must be approved by ACC	Same as Sec. 3	Same as Sec. 1 except that fences closer than 40' to any front lot line must be approved by ACC	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6 except no chain link fences	Same as Sec. 6 except no chain link fences	Same as Sec. 6	Same as Sec. 6 except no chain link fences	Fences closer than 40' to any front lot line or higher than 6'6" must be approved by ACC. Where lots adjoin public use, finished side must face public. No pipe or chain link fence.	Same as Sec. 6 except no chain link fences
HOA Authority for Lot Maintenance						Lot must be kept neat, orderly manner and kept clear of weeds; HOA has right to clean at owner's expense	Same as Sec. 6	Same as Sec. 6	N/A	N/A	Same as Sec. 6, but Sec 10A HOA has authority		Same as Sec. 6	
Construction						No building will be constructed unless plans and specs are approved by the ACC	No building will be constructed unless plans and specs meet these restrictions, OR are approved by the ACC	Same as Sec. 8	Same as Sec. 6	Same as Sec. 6	Same as Sec. 8	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6
Animals	No poultry, rabbits, pigeons, dogs, cats or other animals shall be raised, bred or kept on any lot. Household pets allowed in numbers as to not create annoyance or nuisance	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Occupying portable structures	No mobile homes, house trailer, tent, shack, garage or other outbuilding (except servants quarters) shall be used for residential purposes	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Offensive Activity	No noxious or other offensive activity allowed	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec.1	Same as Sec. 1
Trash Dumping	No lot can be used for dumping. Waste must be in sanitary containers All equipment must be sanitary and slightly	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1 except that no garbage cans or containers shall be left at curbside except on days scheduled for garbage collection	
Fertilizer	Only "pellet" type	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1
Septic Tanks	Must comply with local laws; cannot drain onto another property	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1, except that Lots 299, 300, 301 & 309 must put septic/drain in approved area	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1 except that Lots 270-279 shall construct septic per the
Utility Easements	No use allowed that would interfere with utility purposes	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	Same as Sec. 1	No structure of any kind may be placed or maintained in any inundation easement affecting lot	Same as Sec. 1
Drives	Entry drives from the street must be paved for a minimum of 25 feet from the street property line with asphalt or concrete	None noted	Lots 101-162, all entry drives from the street must be paved for a minimum 25 feet from the street property line with asphalt or concrete	For lots 164-205, all entry drives from street must be paved for a minimum of 40' from the street property line with asphalt or concrete	For Lots 226-234 all entry drives from the street must be paved for a minimum of 25' from the street property line with asphalt or concrete	Entry drives from the street must be paved from the street property line with asphalt or concrete	Same as Sec. 6	Same as Sec. 6	Same as Sec.6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6	Same as Sec. 6
Topsoil		Minimum thickness of 6" of topsoil will be required on all regularly maintained yard areas	Same as Sec. 2	Same as Sec. 2	Same as Sec. 2	Same as Sec. 2	Same as Sec. 2	Minimum of 4" of topsoil will be required on all regularly maintained yard areas	Minimum of 4" of topsoil will be required on all regularly maintained yard areas	Minimum of 4" of topsoil will be required on all regularly maintained yard areas	Same as Sec. 9	Same as Sec. 9	None noted	Same as Sec. 2

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