

Proposed Amendments to the “Declaration of Covenants and Restrictions for Mt. Holly Preserve”

Item 2: Building and Structures

The allowance for secondary structures that compliments the property’s appearance. The sum of all structures base square footage shall not exceed 10% of the non-green belt easement acreage or 4800 Square Feet, whichever is less. Secondary structures shall only be place behind the primary structure, must follow the setback guidelines of section 3, and all utilities to the structure shall be run underground. **The style of construction shall be of frame in nature (no steel buildings) and be consistent in style as the primary structure.** Plans shall be approved by the nearest 4 neighboring lots and the Homeowners Association.

Item 8: Minimum Area Requirements

Increase the minimum primary structure square footage to 1650 for single story, 1850 two story with mandatory basement and minimum 2 car attached garage. The basis for this change is due to the average of the Phase 1 construction to the 90 percentile completion of Phase 1. This helps keep the community consistent in property values. All structures built before these changes are grandfathered to the original requirements. Attached is a spreadsheet of the Phase 1 statistics.

Item 14: Green Belt Easement Restrictions

Lots shall be no greater than 50% Green Space. Any lots previously burdened with a greater amount of Green Space may propose a new Green Space plan for their lot. Plans shall be approved by the nearest 4 neighboring lots and the Homeowners Association.

Lot #	Source	1St SqFt	2St SqFt	Basement	Garage
1	V				
2	P&LV		1,900	Full	2
3	V				
4	P&LV	1,442		Crawl	2
5	V	1,702		Full	2
6	V				
7	V		2,532	Full	2
8	V		2,110	Full	2
9	V				
10	V	1,651		Full	2
11	P&LV		1,920	Full	2
12	V	1,609		Full	2
13	V		2,566	Full	2
14	V				
15	V		1,604	Full	2
16	V		3,846	Full	3
17	V	2,043		Full	2
18	V	2,171		Full	2
19	P&LV		2,340	Full	2
20	V		2,351	Full	2
21	V		2,346	Full	2
22	V		2,178	Full	2
23	P&LV				
24	V	1,628		Full	2
25	V		2,070	Full	2
26	V	1,588		Full	2
27	V	1,954		Full	2
28	V		1,988	Full	2
29	V		1,972	Full	2
30	P&LV	2,362		Full	2
31	V		2,192	Full	2
32	V			Full	
33	P&LV		2,340	Full	2
34	V		1,627	Full	2
35	P&LV		1,896	Full	2
36	V	1,670		Full	2

Phase I	1St SqFt	2St SqFt
Average	1,802	2,210
Max	2,362	3,846
Min	1,442	1,604
Std Dev	287	491

0.5 Sigma	1658	1964		
Future	1650	1850	Full	2