

DECLARATION OF PROTECTIVE COVENANTS

SUMMARY

Revised of 2/95

1. Plans shall be submitted to and approved by Park Board of Directors prior to construction.
2. Structure and paving setbacks are required as follows: Street Front, 50 feet; Side and Rear, 25 feet from the legal lot line. At least 50% of each lot shall be open space and void of impervious coverage, buildings or paving.
3. Landscape plans will be required and shall be submitted to and approved by Park Board of Directors prior to construction.
4. Security and other fences are subject to Board approval prior to fence construction.
5. Building Identification Sign shall be ground mounted or building mounted, front set back at least 25 feet, 150 feet from intersections and limited to one. All signs shall be approved by the Board prior to sign construction. Maximum area of sign shall be 60 square feet; only one surface counts on double face signs. These restrictions do not apply to Agency Street frontage.
6. Parking areas shall have an all-weather surface and appropriate landscaping. All parking areas and driveways shall have portland cement perimeter concrete curb. Parking areas without landscaping features shall be visually screened from public roadway.
7. Driveways not permitted within 125 feet of a street intersection; lots may have more than 2 curb cuts with Board approval; all curb cuts subject to Board approval; width shall be a minimum of 22 feet; minimum curb return radius of 20 feet and maximum of 30 feet.
8. Outside storage areas and refuse collection facilities must be screened from public roadways and adjacent property owners and limited to the rear two-thirds of any building site.
9. All wiring for exterior lighting shall be underground; glare onto adjacent properties shall be minimized; light standards restricted to neutral or dark colors; light sources shall be color-corrected high-pressure sodium or equivalent.
10. Building surfaces facing streets shall be constructed of durable goods such as masonry, pre-cast or products approved by the Board. Completion of construction must meet schedule submitted to and approved by Board. Partially finished construction may not be left any longer than 24 months.
11. Solid wastes shall not be disposed of within the park. A list of hazardous materials handled on site shall be submitted to the Board annually.
12. Electrical service, telephone and cable television services shall be installed underground; aboveground electric equipment and transformers shall be screened from view.
13. Storm water and/or surface water run off shall not exceed a standard as determined by Shive-Hattery Engineers. Excess water runoff above this standard shall be detained by an approved detention design.
14. Grow Greater Burlington reserves the right to purchase parcels if owner does not substantially complete construction of proposed project in two years; Grow Greater Burlington retains right of first option to purchase any property offered for sale by owners.