

BRIEF OVERVIEW OF DEED RESTRICTIONS  
THE ENCLAVE, PHASE ONE AND PHASE TWO, TENNIS VILLAGE  
BUFFALO CREEK COUNTRY CLUB ESTATES

2,200 SQUARE FEET MINIMUM AIR-CONDITIONED UNLESS OTHERWISE APPROVED  
IN WRITING BY ARCHITECTURE REVIEW COMMITTEE.

75% BRICK, STUCCO AND /OR GLASS ... GLASS BRICK BLOCK MAY BE USED.

ROOFING MATERIAL MUST BE A 30 YEAR ROOF OR GREATER, WOOD  
SHINGLE, MASONITE, TILE ROOF, SLATE, OR OTHER APPROVED IN  
WRITING BEFORE INSTALLATION.

MINIMUM OF 2 TREES PLANTED.

MINIMUM OF 3" CALIPER, PREFER LIVE OAK, CEDAR ELMS OR BRADFORD  
PEAR.

MUST LANDSCAPE AND INSTALL SPRINKLER SYSTEM IN FRONT YARD.

FENCES ON GOLF COURSE ARE ALLOWED, BUT MUST BE WROUGHT IRON  
AND MAY NOT EXCEED 4 FEET IN HEIGHT. BRICK COLUMNS MAY BE  
SPACED AT 20 FEET MINIMUM WITH IRON FENCING BETWEEN.

ALL PLANS MUST BE APPROVED BY THE ARCHITECTURAL REVIEW  
COMMITTEE.(ARC)

NO ATTACHED BUILDINGS UNLESS SPECIFICALLY APPROVED BY ARC IN  
WRITING.

NO OUTSIDE BOAT STORAGE.

HOMEOWNERS DUES ARE MANDATORY. \$34.00 PER MONTH WILL NOT INCREASE  
MORE THAN 10% A YEAR. A LIEN WILL BE FILED ON UNPAID HOMEOWNER'S DUES.

NO PHOTENIAS PLANTED WITHIN 10 FEET OF BACK LOT LINE OF GOLF COURSE  
LOTS UNLESS APPROVED IN WRITING BY ARC PRIOR TO  
PLANTING.

DRIVEWAYS MAY BE PLACED WITHIN THE 10 FT. OFFSIDE AREA.

NO DOORS OR WINDOWS ON ZERO SIDE, EXCEPT GLASS BRICK BLOCK  
MAY BE USED, UNLESS APPROVED SPECIFICALLY IN WRITING BY  
ARCHITECTURAL COMMITTEE PRIOR TO CONSTRUCTION.

REGARDING RETAINING WALLS AND WATER RUNOFF:

THE UP-HILL LOT OWNER IS OBLIGATED TO INSTALL A RETAINING WALL AND  
DRAINAGE SUFFICIENT TO PROHIBIT WATER AND/OR MUD FROM FLOWING ON  
ADJACENT DOWNHILL LOT(S). RETAINING WALLS MUST BE OF MATERIAL  
APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE. WALLS MUST BE  
INSTALLED PRIOR TO OCCUPANCY.