

TH CONSTRUCTION OF ANOKA, INC.

Deer Ridge Covenants

1. Developer requires architectural plan approval.
2. Minimum Square Footage per type of home is required as follows:

Rambler	1600 sq. ft. finished
Split & 4 Level	1500 sq. ft. finished above grade
Modified 2 Story	1700 sq. ft. finished above grade
2 Story	Main level must have 1100 sq. ft. finished if it has a covered porch
	Main level must have 1200 sq. ft. finished without covered porch
3. All lots shall be assessed by Connexus Energy or the Owner of the Street light in order to pay any cost for the street lighting at the entrance of the project at 204th Lane and Rum River Blvd. This assessment will be on an equal pro rata basis for all lots
4. All out buildings:
 - a. shall comply with City code for size
 - b. exterior finish shall conform to the exterior finish of the home
 - c. must be approved by Developer prior to a building permit being issued.
 - d. Some lots contain restrictions on the placement of accessory buildings due to the location of the well, septic and or ponds.
5. All homes shall have finished landscaping and driveway within eight (8) months of the issuance of a Certificate of Occupancy from the City.
 - a. all yards shall have sod installed in FRONT and 10 FEET on EACH SIDE to the back yard.
6. A park path will be installed along the south side of 203rd Lane, the east side of Quapaw and the north side of Verde Valley Rd. This park path will be installed by the Developer per city requirements and will adjoin the existing park path in Oak Grove Preserve.