

Summary of Deed Restriction Workshops

Workshop 1		Workshop 2		Workshop 3		Total
Height Restrictions 32'	3	Height Restrictions 30' & 36'	3	Height Restrictions 34'	1	7
Minimum Lot Size ~ 50' x 100' / minimum building site	3	Minimum Lot Size ~ 50' x 100' / minimum building site	2	Minimum Lot Size ~ 50' x 100' / minimum building site	3	8
No replatting of Original Lots	1	No replatting/subdivision of Original Lots	5	No replatting/subdivision of Original Lots	3	9
All Setbacks specified in Deed Restrictions 25' front, 5' sides are rear	3	All Setbacks specified in Deed Restrictions 25' front, 5' sides are rear	3	All Setbacks specified in Deed Restrictions 25' front, 5' sides are rear	2	8
Exterior Maintenance Requirements	3	Exterior Maintenance Requirements	2	Exterior Maintenance Requirements	2	7
Single Family Residential / no multi-family units	3	Single Family Residential / no multi-family units	6	Single Family Residential / no multi-family units	3	12
Home Occupation, no signs, vehicle limits, No vehicle signs	2	Home Occupation, no signs, vehicle limits, No vehicle signs	3	Home Occupation, no signs, vehicle limits, No vehicle signs	3	8
Home Occupation, vehicle traffic/parking limited, no signs allowed except for signs on vehicles for people's work cars/trucks	2	Home Occupation, vehicle traffic/parking limited, no signs allowed except for signs on vehicles for people's work cars/trucks	0	Home Occupation, vehicle traffic/parking limited, no signs allowed except for signs on vehicles for people's work cars/trucks	0	2
Do not include City Ordinances (City Enforcement)	3	Do not include City Ordinances (City Enforcement)	3	Do not include City Ordinances (City Enforcement)	1	7
Restrictions for All Properties	2	Restrictions for All Properties	0	Restrictions for All Properties	0	2
Limit # of Garage Sales (2 per year)	1	Limit # of Garage Sales (2 per year)	2	Limit # of Garage Sales (2 per year)	1	4
No Vehicle Parking on Grass	1	No Vehicle Parking on Grass	3	No Vehicle Parking on Grass	2	6
Assessment/Preservation Fee Cap and Personal Obligation, no Property Lien	1	Assessment/Preservation Fee Cap and Personal Obligation, no Property Lien	3	Assessment/Preservation Fee Cap and Personal Obligation, no Property Lien; Senior Discounts \$10.	1	5
Garage Apartments associated with Structures	1	Garage Apartments associated with Structures Definition	2	Garage Apartments associated with Structures Definition	0	3

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Flexibility of Architectural Controls Allow for Green Building	1	Flexibility of Architectural Controls Allow for Green Building	2	Flexibility of Architectural Controls Allow for Green Building Permit Review no Architectural Review	2	5
Noise Control	1	Noise Control	0	Noise Control	0	1
Ability to Amend Deed Restrictions As Needed	1	Ability to Amend Deed Restrictions As Needed Approval 66%	3	Ability to Amend Deed Restrictions As Needed Approval 66%	3	7
No Approval of Interior Changes	1	No Approval of Interior Changes	0	No Approval of Interior Changes	0	1
Enforcement of restrictions Duty of Board	1	Enforcement of restrictions Duty of Board		Enforcement of restrictions Duty of Board	0	1
fences up to 8 feet in height in rear or side setbacks are allowed	1					1
fences exceeding 4.5" feet in height in the front yard are prohibited	1					1
		Mobile homes, manufactured houses, and temporary buildings are prohibited. Moveable storage structures are allowed behind the House in the rear yard of a Lot provided they do not exceed 8' in height and are not used for living space.	1	Mobile homes, manufactured houses, and temporary buildings are prohibited. Moveable storage structures are allowed behind the House in the rear yard of a Lot provided they do not exceed 8' in height and are not used for living space.	1	2
		Animal Control	1	Animal Control	0	1
		No Association or Mandatory Fees	2			2
		No Vehicle Maintenance or repairs in front of homes	1			1
		Allow for 2-3 Car Garage	1			1
		Maximum lots combined 4	1			1
		Fencing to allow for wood 6-8' no wood in from of structure	1			1

Lindale Park Civic Club
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June 8, 2010

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		No Architectural Review of Improvements	1			1
Board Policies						
Security policy		document how to get speed bumps		document how to get speed bumps		
Deed Restriction Enforcement Steps				Note: post city ordinances to web / document steps to enforcing		
Signatures recorded in public record						
Parking Restrictions: - Identify Residents - Hourly restrictions by city signage						