

Villas at Blystone

A Miller Diversified Community

Summary of Information

GENERAL INFORMATION

- All homes will be constructed and controlled architecturally by the developer, Miller Diversified
- Brakeman Court is a private roadway owned and maintained by the Home Owner's Association
- Private LED street lighting is owned and maintained by the Home Owner's Association
- Brakeman Court has direct access onto the Metropark's Rails-to-Trails (Wabash Cannonball Trail)

ASSOCIATION FEES & SERVICES

THE \$150/MONTH ASSOCIATION FEE IS BILLED QUARTERLY

- Landscape Services—including mowing and front yard gardening/mulching
- Snow Removal—drive and front walk area
- Street and accent lighting in common areas
- Maintenance of access path to Rails-to-Trails Metropark and other common areas
- Liability and property damage insurance for common areas
- Irrigation/water usage for common areas

RESTRICTIONS

- All homes will be built by Miller Diversified Residential Construction
- No floor plans will be smaller than 1,200 Ft²
- Consistency of architectural appearance and style will be maintained throughout
- All pets will be maintained indoors, and no more than 3 dogs and/or cats are allowed per household
- Swimming pools, swing sets, basketball hoops, trampolines, above ground fence, tennis courts, clothes lines, etc. are prohibited
- No satellite dishes in front yard or elevation—side or rear only
- No storage of RV vehicles outside
- Irrigation on front and side yards is required
- Garbage and refuse will be stored in garage

This form is to provide a brief summary of information and does not contain detailed information, services or restrictions. In the event of a conflict, the full document as recorded, shall govern.