

The Grove on Kickapoo Creek's Finalized Covenants and Requirements:

Square Foot Requirements:

Lots #71-196

Ranch: 1375
2 Story: 1700
1 1/2 Story: 1525

Lots #1-8, 26-32, 45-70

Ranch: 1780
2 Story: 2200
1 1/2 Story: 1960

Lots #33-44

Ranch: 2100
2 Story: 2600
1 1/2 Story: 2320

Lots #9-25

Ranch: 2250
2 Story: 2800
1 1/2 Story: 2500

Brick Requirements:

Lots #71-196

Front Minimum: 150 Sq Ft.

Lots #1-8, 26-32, 45-70

Front Minimum: 400 Sq Ft

Lots #33-44

All Brick Front Except Gables

Lots #9-25

All Brick Front Except Gables

Mailbox Requirements:

All Mailboxes are Grove Special

Fence Requirements:

Lot # 71-196

Lots # 1-8, 26-32, 45-70

Shadow Box
Black Aluminum
Black Iron
White Vinyl ONLY on
Lots 1-8, 139, 183-196
White Vinyl around Patios
with Hot Tubs and Pools

Shadow Box
Black Aluminum
Black Iron
White Vinyl ONLY on
Lots 1-8, 139, 183-196
NO Rail Fences
White Vinyl around Patios
with Hot Tubs and Pools

Lots # 33-44

Shadow Box
Black Aluminum
Black Iron
White Vinyl
NO Rail Fences
White Vinyl around Patios
with Hot Tubs and Pools

Lots #9-25

Black Iron ONLY
White Vinyl around Patios
with Hot Tubs and Pools

Tree Requirements:

Lots #71-196

2 - Min 2 inches in diameter
(one Oak)
1 in front/1 in back

Lots #1-8, 26-32, 45-70

3 - Min 2 inches in diameter
(one Oak)
2 in front/1 in back

Lots #33-44

3 - Min 2 inches in diameter
(one Oak)
2 in front/1 in back

Lots #9-25

3 - Min 2 inches in diameter
(one Oak)
2 in front/1 in back

Setback Requirements:

Lots #71-196

Lots #1-8, 26-32, 45-70

Front: 25 Feet
Side: 6 Feet
Rear: 25 Feet

Lots #33-44

Front: 30 Feet
Side: 6 Feet
Rear: 30 Feet

Front: 30 Feet
Side: 6 Feet
Rear: 30 Feet

Lots #9-25

Front: 35 Feet
Side: 6 Feet
Rear: 30 Feet