

Amendments to the Covenants, Conditions and Restrictions of the Estates Subdivision

1. Section 2. Driveways. Each driveway shall have a driveway surface constructed sufficient to provide year-round access by emergency vehicles. Driveways should be concrete, brick or stone.
2. Section 3. House size. Each dwelling shall have a minimum dwelling space in the first floor area, exclusive of open porches, patios, basements and garages of not less than 3,300 square feet for ranch style and 2,000 for multi-story dwellings. Construction should begin within eighteen months of purchase or the lot needs to be landscaped around the edges up to 50 feet and weeds controlled.
3. Building Envelope. The recorded Building Envelope site Plan contains a description of a building envelope for each lot. Each dwelling unit and garage must be constructed entirely within the envelope unless a variance is granted by ACCO. Detached accessory and storage buildings, must be approved by the ACCO and shall be totally within the building envelope unless a variance is granted by the ACCO. Construction shall be the same to that of the principal dwelling in color and style.
4. Pets. Horses may not be kept in the Estates Subdivision. Barns and corrals will not be approved by the AACO.
5. Roofs. Permitted roof of tile or slate coverings shall be approved by the ACCO with a minimum of 25 year life.
6. Holiday decorations should be removed by the end of February.
7. Section 20. Drainage. No modifications shall be made in such a manner that will obstruct, divert or otherwise alter the natural water drainage courses and patterns, and no landscaping or changes to the existing terrain shall be made which shall obstruct, divert or otherwise alter such drainage except as approved by ACCO.
8. Section 21. Landscaping. ACCO shall review for approval all landscaping and site plans. Landscaping plans must be submitted for ACCO approval within one (1) year after home construction is complete, which plans shall include a schedule of completion for not more than one (1) year after approval. The landscape objective for The Estates Subdivision is to protect and preserve the existing pastoral and natural character of the property. A landscape plan must be approved by the ACCO before landscaping begins. The use of a landscape architect or someone of similar credentials is strongly encouraged.
9. Section 25. Plants. No owner shall permit anything or condition to exist upon his lot which shall induce, breed or harbor infectious plant diseases or noxious insects or weeds.