



## **NEIGHBORHOOD CRITERIA**

These Neighborhood Criteria are incorporated in and form a part of the Residential Development Standards. There may be one or several Neighborhood Criteria affecting certain lots within your subdivision. Each set of Criteria apply only to the lots described in that Criteria. Refer to the Criteria that affect your lot.

Subdivision: **GROGAN'S MILL Section 3**

Area: **Millbend Village**

Blks. **1**      Lots **13-25**

Neighborhood: **Millbend Village III**      Type: **Golf**

### **Living Area**

The minimum Living Area allowed is **1350** square feet.

The maximum Living Area allowed is **3000** square feet.

### **Hard Surface Area**

The maximum percentage of the lot which may be covered by hard surfaced area is **65%**.

### **Building Setback**

The Building Setback for the dwelling and garage is **5** feet from the front property line.

The Building Setback for the dwelling and garage is **7** feet from the side property line.

### **Garage**

The garage must be attached to the dwelling.

### **Fence**

Fences which would block golf course or lake views from other lots adjacent to the golf course or lake must be at least 75% transparent. If a fence is installed, a transparent fence is required. If the fence does or will enclose a swimming pool it must comply with the Swimming Pool Standard.

**Contact the Community Association office for additional information and assistance at (281) 367-3540.**