

Legendary Estates - Residential Covenants

1. **Garage:**
Minimum of two car attached. No detached garages unless authorized by the developer.
2. **Driveway:**
Must be concrete and provide sufficient space for two automobiles and the driveway approaches.
3. **Street Parking:**
No **street parking** of motor homes, campers, fifth wheel trailers, race cars, boats, or work vehicles for more than 24 hours to load and unload. Additionally, there are City Ordinances which further restrict the parking of certain vehicles and trailers.
4. **Outbuildings / Exterior Structures**
All outbuildings/exterior structures, small lawn sheds must be approved by developer. The structures must conform to the same exterior appearance, design and color to the principal structure on the lot.
5. **Windows:**
Energy efficient, minimum of insulated glass
*Vinyl Sliders, Approved
*Casements, approved
*Double Hung, approved by submission
6. **Shingles:**
Certainteed or comparable, approved: Landmark 25, Horizon, and Independence
7. **Exterior Siding finishes:**
Vinyl and Steel, must be approved by Developer.
Hard board siding (maximum of 8" lap)
Cedar or Redwood, approved (maximum of 8" lap)
Hard Board sidings – pre-finished, approved case by case
8. **Exterior Brick or Stone Finishes**
Brick or Stone
Each home shall contain at least thirty feet of exterior brick or stone approved by the developer
9. **Mailbox**
Mailboxes must meet Federal Post Office Requirements and be grouped in sets of 4.
10. **Fences**
Fences may be erected in required yards, provided they meet or exceed the following requirements:
 - A. No barbed wire fence shall be erected or maintained.
 - B. No fence shall be erected or maintained in such manner as to unreasonably obstruct the view of others or their access to light or air.
 - C. Fences not more than six (6) feet in height may be erected on any part of a lot other than in the required front yard. Fences not more than four (4) feet in height may be located on any part of the lot.
 - D. The poles supporting the fence must be on the inside of the fence or along the center line of the fence.**Height, style, material, color and location must be shown on plans.**
 - Wood, approved – All boards must be on outside of fence for solid style fence
 - Chain Link, **not** approved,
 - Coated chain link, approved, color approved by developer. Wood on the front of house to face street.

Vinyl, approved by submission

11. Sump Line

Sump line must drain to the rear of home.

12. Livestock and Poultry

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

13. Dog Kennels

Location approved by developer
Must be screened from the front view of house.

14. Landscaping:

Grass seeding or sodding to be complete within 12 months of occupancy.
Trees – minimum of 1 approved street tree per 40’ front foot, exclude driveway, within 12 months of occupancy, No Box elder, cottonwood or elm shall be planted on any lot in the addition.
Trees, shrubs, other – minimum of 1 tree in front yard, 1 tree in backyard, within 24 months of occupancy.

15. Exterior Colors:

All colors must be natural colors. Color must be approved by developer.

16. Plans (including site plan)

Must be filed and approved by developer.

17. Nuisances

No noxious or offensive trade or activity, as defined by law, shall be carried on upon any lot in said subdivision, nor shall anything be done which may be or become an annoyance or nuisance, as defined by law, to the neighborhood, or public is invited shall not be permitted.

18. Signs

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising a residence for sale or rent or signs used by a builder to advertise the property during the construction and sales period.

19. Soil Removal/Drainage Plan:

Developer / Seller is not responsible for furnishing black dirt to the Contractor/Buyer . No soil, resulting from excavation, may be removed from the development.
The purchaser of a lot hereby acknowledges the existence of a drainage plan that has been prepared by Developer and is on file at KN Construction office at 612 Augustana Ave Harrisburg, SD 57032. Prior to construction on said lot, Developer, or Developer’s contractor, shall review said drainage plan and shall comply with all soil elevation requirements indicated thereon. In the event a Owner does not comply with said drainage plan, said Owner shall be personally responsible for any costs associated with bringing said lot into compliance with the drainage plan and shall indemnify Developer therefore.

Homeowner

Black Dirt is not included in the lot purchase.
Black dirt may be available, please contact developer, for location and cost.

20. Lot Purchase:

All lots are to be paid in full before any construction commences.

21. Vacant Lots

Owners of vacant lots must keep them neat and clean in appearance and must maintain them by mowing at least twice a year. Upon failure to do this, and after three-day notice is given, Developer may perform such maintenance as necessary, and bill the lot owner for the expense incurred.

22. Site Conditions:

Contractor/ Buyer is responsible to maintain a rubble-free site including removing any excess dirt placed, spilled or otherwise left in or on the street or gutters. All concrete wash out will be on your lot and your responsibility. If site, or sites, around your lot is not left in the condition prior to your project, clean up will be done at your expense.