

## Herndon Farm Road Lot Restrictions

1. The front of the house shall be comprised of 80% hard surface (hardiplank, brick, stone or stucco).
2. The minimum front yard setback is 75 feet unless the location of the septic tank requires a smaller setback.
3. House shall not be permitted on a slab foundation.
4. The minimum square footage for a single story or ranch house with a bonus room is 2,000 square feet.
5. The minimum square footage for a one and a half story house is 2,200 square feet.
6. The minimum square footage for a two story house is 2,300 square feet.
7. All garages shall be side load unless the location of the septic tank requires a front load garage.
8. Chain link fences are prohibited.
9. Fences shall not extend beyond the back corner of the residence.
10. Outbuildings (sheds) are permitted.
11. Recreational vehicles, boats, and trailers may only be parked or store behind the residence.
12. Swimming pools shall be in ground. Above ground pools are not permitted.
13. An easement for the landscaping and monument sign located at the entrance to the Herndon Heritage subdivision shall be shown on the final survey submitted to the County.