

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Disclaimer: The following information is for “building set back’s” ONLY for the Weston Lakes “Sections”. It is “not” inclusive of all CCR’s required in Weston Lakes. It is imperative that each Section, Block and Lot be reviewed individually to determine specific CCR requirements that may exist for each Lot.

Weston Lakes - Section One (1)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

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Weston Lakes - Section Two (2)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

Weston Lakes - Section Three (3)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

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Weston Lakes - Section Four (4) – The Estates

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Estate Lots	50 ft. (1)	50 ft.	20 ft.	40 ft. (4)
Lake Front Lots	50 ft. (1)	40 ft. (2)	20 ft.	40 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 40 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 50 feet.			

Weston Lakes - Section Five (5)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

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Weston Lakes - Section Six (6)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

Weston Lakes - Section Six A (6A)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

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Weston Lakes - Section Seven (7)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country – Block 16	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Town and Country – Block 17	40 ft. (1)	20 ft.	5 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	5 ft.	15 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

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Weston Lakes - Section Eight (8)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

Weston Lakes - Section Nine (9)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

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Weston Lakes - Section Ten (10)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

Weston Lakes - Section Eleven (11)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

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Weston Lakes - Section Twelve (12)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

Weston Lakes - Section Fourteen (14)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (3) Side Building Setback
Town and Country	40 ft. (1)	40 ft.	10 ft.	30 ft. (4)
Golf Course	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
Lake Front	40 ft. (1)	40 ft. (2)	10 ft.	30 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet.			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback.			
(3)	On corner lots, the front of the lot shall be defined as the principal side of the Lot having the lesser frontage. The side building set-back line will be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be 40 feet.			

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section Fifteen (15)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot Side Building Setback
Town and Country	40 ft. (2)	40 ft. (1)	10 ft.	30 ft. (4)
Golf Course	40 ft. (2)	40 ft. (1)	10 ft.	30 ft. (4)
Lake Front	40 ft. (2)	40 ft. (1)	10 ft.	30 ft. (4)
(1)	The rear building line of all Lots in Block Two (2) is hereby established by the rear drainage easement as shown on the Plat.			
(2)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be thirty feet (30').			
(3)	To protect the views and maintain the character of the Community not within the forty foot (40') rear setback of golf course Lots or side front Lots.			
(4)	On corner Lots, the front of the Lot shall be defined as the principal side of the Lot having the lesser frontage. The side building setback line will be measured on the side of the Lot facing the larger street frontage.			
(5)	If a house on a corner lot is constructed with the front or the main entrance facing the side with larger street frontage, the required setback for both fronting sides will be forty feet (40').			
(6)	A detached garage may be constructed on Town and Country Lots. If a detached garage is constructed, the detached garage will be constructed at a location adjacent to the rear drainage easement unless otherwise approved by the Committee.			
(7)	Any garage located on a Lot abutting the golf course or a lake must be attached to the main residence and must not be nearer to the front lot line or rear lot line than the building setback lines as set out for the residence and attached garage in this Section 3.05.			

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section Sixteen (16) – Oxbow

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback
Town and Country	40 ft.	40 ft.	10 ft.
Town and Country – Cul-de-sac	30 ft.	40 ft.	10 ft.
Lake Front	40 ft.	40 ft. (1)	10 ft.
Lake Front – Cul-de-sac	30 ft.	40 ft. (1)	10 ft.
(1)	To protect views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot setback along the rear of Lots One(1) through Fifty-Four (54), both inclusive, of Block One (1), provided, however, that the Owners of Lots Twenty-Three (23) through Thirty-One (31), both inclusive, in Block One (1) may construct an approved fence or wall along those portions of the rear property line which do not abut/front on Oxbow Lake (Restricted Reserves *F* and/or “G”) and provided, further that the fence shall be constructed of materials matching the materials used at the Subdivision entrance over Oxbow Lake (stone or brick columns with wrought iron fencing).		

Weston Lakes - Section Eighteen (18)

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback
Town and Country	40 ft.	40 ft.	10 ft.
Lake Front	40 ft.	40 ft. (1)	10 ft.
(1)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback on Block Two (2)		

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section Nineteen (19) – Waterford

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback
Town and Country Lots 25, 26, 29, 32, 33 and 34	25 ft.	20 ft.	5 ft.
Town and Country Cul-de-sac Lots 16, 21,22,23 and 24	20 ft.	20 ft.	5 ft.
Lake Front Lots 3,4,5,6,7,8,9,10,11,12 and 13	26 ft.	40 ft.	5 ft.
Lake Front – Cul-de-sac Lots 1 and 2	21 ft.	40 ft.	5 ft.
Lake Front Cul-de-sac Lot 14	20 ft.	40 ft.	5 ft.
Town and Country Lots 20, 19,18 and 17	26 ft.	20 ft.	5 ft.
Lake Front Cul-de-sac Lot 15	20 ft.	40 ft. on side abutting Lake and 20 ft. on side NOT abutting lake	5 ft.
Town and Country Lots 27, 28 and 31	25 ft.	20 ft.	5 ft. on side abutting adjacent Lot and 15 ft. on side abutting Street
Town and Country Lot 30	25 ft.	20 ft.	5 ft. on side abutting adjacent lot and 20 ft. on side abutting Reserve
<p>To protect views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the 40 foot rear setback along the rear of the Lake Front Lots and the Lake Front Cul-de-sac Lots provided, however, that Lots One (1) and Fifteen (15) may construct a fence or wall along those portions of the rear property line which do not abut the lake and provided further, that the fence or wall shall be subject to the approval of the Committee.</p>			

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section One (1) – Riverwood Forest

No residential structure, carport or any other improvement shall be located on any Lot nearer to the front, rear, side or street side Lot building line shown on the Plat or nearer to the property line than the minimum building setback lines shown in the Table below. For purposes of this Declaration, eaves, steps and unroofed terraces shall not be considered as part of a residential structure or other improvement. This Covenant shall not be construed to permit any portion of a building foundation on a Lot to encroach upon an easement. The main residential structure on any Lot shall face the front of the Lot, except as described below or unless a deviation is approved in writing by the Committee.

<u>Front Setback Lines</u>	Each Lot has, and shall be subject to a forty foot (40') front setback line except Lots 36, 37, and 38 in Block Seven (7) which have, and shall be subject to a twenty foot (20') front set back line.
<u>Rear Setback Lines</u>	Each Lot has, and shall be subject to a forty foot (40') rear setback line except Lots 3, 4, 5, 6, 11, 12, and 13 in Block Seven (7) which have, and shall be subject to, a one hundred foot (100') rear setback line. To protect views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within any rear setback.
<u>Side Setback Lines</u>	Each Lot has, and shall be subject to a ten foot (10') side setback line on each side of such Lot except Lot thirteen (13) in Block Seven (7) which has, and shall be subject to a single one hundred foot (100') side setback line, as reflected in the Plat.
<u>Corner Lot Side Setback Lines</u>	Each corner lot has, and shall be subject to a side setback line of forty feet (40'). On corner lots, the front of the Lot shall be defined as the principal side of the Lot having the lesser frontage. The side building setback line will be measured on the side of the Lot facing the larger street frontage.

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section Two (2) – Riverwood Forest

No residential structure, carport or any other improvement shall be located on any Lot nearer to the front, rear, side or street side Lot building line shown on the Plat or nearer to the property line than the minimum building setback lines shown in the Table below. For purposes of this Declaration, eaves, steps and unroofed terraces shall not be considered as part of a residential structure or other improvement. This Covenant shall not be construed to permit any portion of a building foundation on a Lot to encroach upon an easement. The main residential structure on any Lot shall face the front of the Lot, except as described below or unless a deviation is approved in writing by the Committee.

<u>Front Setback Lines</u>	Each Lot has, and shall be subject to a forty foot (40') front setback line except Lots 54 and 55 and a portion of Lots 53 and 56 in Block One (1) which have, and shall be subject to a twenty foot (20') front set back line.
<u>Rear Setback Lines</u>	Each Lot has, and shall be subject to a forty foot (40') rear setback line except Lots (i) Lots 11-36 inclusive in Block One (1) which have, and shall be subject to, a fifty foot (50') rear setback line from the reference line shown on the Plat which reference line lies west of the westerly gradient boundary line of the Brazos River as shown on the Plat; and (ii) a portion of Lots 53-56 inclusive, in Block One (1), which rear setback line varies along the boundary of the drainage easement as shown on the Plat. To protect views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within any rear setback.
<u>Side Setback Lines</u>	Each Lot has, and shall be subject to a ten foot (10') side setback line on each side of such Lot, except as may otherwise reflected on the Plat.
<u>Corner Lot Side Setback Lines</u>	Each corner lot has, and shall be subject to a side setback line of forty feet (40'). On corner lots, the front of the Lot shall be defined as the principal side of the Lot having the lesser frontage. The side building setback line will be measured on the side of the Lot facing the larger street frontage.

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section One (1) – Bradford on the Bend

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot (5) Side Building Setback
Town and Country	30 ft. (1)	10 ft. (3).	5 ft.	15 ft. (4)
Lake Front	30 ft. (1)	40 ft. (2)	5 ft.	15 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 20 feet (20') except Lots Two (2) through Five(5), Block One (1), where the front setback line shall be twenty five feet (25').			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the (40') foot rear setback.			
(3)	The rear building setback line shall be ten feet (10') except where the rear setback line is otherwise controlled by a rear utility easement.			
(4)	The side building setback for corner lots is fifteen feet (15') except the side building setback for Lots thirty four (34) and forty two (42) , Block Two (2) which is ten feet (10').			
(5)	On corner Lots, the front of the Lot shall be defined as the principal side of the Lot having the lesser frontage. The side building setback line shall be measured on the side of the Lot facing the larger street frontage. If a house on a corner Lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be thirty feet (30').			

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section Two (2) – Bradford on the Bend

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot Side Building Setback
Town and Country	30 ft. (1)	10 ft. (3).	5 ft.	15 ft. (4)
Lake Front	30 ft. (1)	40 ft. (2)	5 ft.	15 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 20 feet (20').			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the forty foot (40') foot rear setback.			
(3)	The rear building setback line shall be ten feet (10') except where the rear setback line is otherwise controlled by a rear utility easement.			
(4)	On corner Lots, the front of the Lot shall be defined as the principal side of the Lot having the lesser frontage. The side building setback line shall be measured on the side of the Lot facing the larger street frontage. If a house on a corner Lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting sides will be thirty feet (30').			

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section Three (3) – Bradford on the Bend

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback	Corner Lot(3) Side Building Setback
Town and Country	30 ft. (1)	10 ft.	5 ft.	15 ft. (4)
Lake Front	30 ft. (1)	40 ft. (2)	5 ft.	15 ft. (4)
(1)	The front building setback for all Lots fronting on the bulb of a cul-de-sac shall be 30 feet (30').			
(2)	To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the forty foot (40') foot rear setback of lake front lots.			
(3)	On corner Lots, the front of the Lot shall be defined as the principal side of the Lot having the lesser frontage. The side building setback line shall be measured on the side of the Lot facing the larger street frontage.			
(4)	If a house on a corner Lot is constructed with the front or main entrance facing the side with the larger street frontage, the required setback for both fronting side will be forty feet (40').			

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section One (1) – Fairway Villas

Lot Designated	Front Building Setback	Rear Building Setback	Side Building Setback
Golf Course Lot	25ft.	16ft.	5ft.
Interior Lot	25 ft.	10 ft.	5 ft.

	<ul style="list-style-type: none"> To protect the views and maintain the character of the Community, no structure, out building, opaque fence or wall may be constructed within the rear setback along the rear of Golf Course Lots, except however, for black (and black only), four foot (4') high wrought iron fence. Declarant or Contractor shall construct a wall or fence between Interior Lots that adjoin across the back of one or more said Lots. With respect to Patio Home Lots, no windows, doors or other openings may be placed on the wall built on or parallel to the zero setback line unless the wall is a minimum of three feet (3') from the zero setback line, except with respect to corner lots or lots adjacent on the zero setback line side, to a street, park, or other area upon which no building or facility will be constructed. However, this provision shall not restrict the installation of opaque glass windows in bathroom areas. The Owner of any adjacent Lot shall not attach anything to a sidewall or fence located upon the zero setback line or use same as a playing surface for any sport; nor shall the Owner of any adjacent Lot alter in any manner, (i.e., structure, color, material or otherwise) a side wall or fence located upon the zero setback line without (i.) the written approval of the Architectural Control Committee; and (ii.) the written consent of the adjoining Lot Owners. For purposes of these Restrictions eaves, steps and open porches shall not be considered as a part of the building; provided, however, that this shall not be construed to permit any portion of a building on any Lot to encroach upon another Lot.
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Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section One (1) – Lake Village

- No language is contained within the Covenants, Conditions and Restrictions (CCR's), in regards to front, rear, side or corner setbacks for any construction in Lake Village ,Section One (1). See individual lot plot maps for specific information. Set backs are on a “lot by lot” basis.

Weston Lakes - Section Two (1) – Lake Village

- No language is contained within the Covenants, Conditions and Restrictions (CCR's), in regards to front, rear, side or corner setbacks for any construction in Lake Village, Section Two (2). See individual lot plot maps for specific information. Set backs are on a “lot by lot” basis.

**Weston Lakes Property Owners Association Conditions
Covenants and Restrictions (CCR's) Building Setback
Requirements**

Weston Lakes - Section (I) - The Reserve at Weston Lakes

Block 1	Front Building Setback	Rear Building Setback	Side Building Setback
Lot1	25 feet	10 feet	10 feet on side abutting Waxberry Court; 5 feet on side abutting adjacent Lot
Lots 2,3,6,7,11,18,21,22,25,26,30,31,35,36,39,45.	25 feet	10 feet	5 feet
Lots 4,5,8,9,10,14,15,16,17,19,20,27,28,29,32,33,34,40,41,42,43,44.	20 feet	10 feet	5 feet
Lot 12	25 feet	10 feet	10 feet on side abutting Wellborn Drive, 7 feet on side abutting adjacent Lot
Lot 13	25 feet	10 feet	16 feet on side abutting Warbler Court; 5 feet on side abutting adjacent Lot
Lots 23, 24, 37, 38	25 feet	10 feet	10 feet on side abutting Wellborn Drive; 5 feet on side abutting adjacent Lot
Block 2	Front Building Setback	Rear Building Setback	Side Building Setback
Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14	25 feet	10 feet	5 feet
Block 3	Front Building Setback	Rear Building Setback	Side Building Setback
Lots 1 and 5	25 feet	10 feet	10 feet on side abutting Wellborn Drive; 5 feet on side abutting adjacent Lot
Lots 2 and 3	25 feet	10 feet	10 feet on side abutting Waterfowl

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

			Drive; 5 feet on side abutting adjacent Lot
Lot 4	25 feet	10 feet	5 feet
Block 4	Front Building Setback	Rear Building Setback	Side Building Setback
Lot 1	25 feet	10 feet	10 feet on west side; 5 feet on side abutting adjacent Lot 2
Lots 2 and 3	25 feet	10 feet	5 feet

Weston Lakes - Section (2) - The Reserve at Weston Lakes

Block 1	Front Building Setback	Rear Building Setback	Side Building Setback
Lost 1,4,5,8,9,and 12	20-25 feet varying according to Subdivision Plat	20 feet	10 feet
Lots 2,3,6,7,10 and 11	20 feet	20 feet	10 feet
Block 2	Front Building Setback	Rear Building Setback	Side Building Setback
Lots 1,4,5,8,9 and 12	20-25 feet varying according to Subdivision Plat	20 feet	10 feet
Lots 2,3,6,7,10 and 11	20 feet	20 feet	10 feet

**Weston Lakes Property Owners Association Conditions
Covenants and Restrictions (CCR's) Building Setback
Requirements**

Weston Lakes - Section (3) - The Reserve at Weston Lakes

Block 1	Front Building Setback	Rear Building Setback	Side Building Setback
Lots 21,22,25	25 feet	10 feet	10 feet on side abutting Woodlake Drive; 5 feet on side abutting adjacent Lot
Lots 3,4,5,6,7,8,9,10,11,12,17,18,19,29,23	25 feet	10 feet	5 feet
Lots 1,27	20 feet	10 feet	5 feet
Lots 2,13,16,24,26	20-25 feet as set forth on Subdivision Plat	10 feet	5 feet
Lots 14,15	20 feet	10 feet	7 feet on common line between Lot 14 and 15; 5 feet on side abutting other adjacent Lots

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section (4) - The Reserve at Weston Lakes

Block 1	Front Building Setback	Rear Building Setback	Side Building Setback
Lot 1	25 feet	10 feet	20 feet on side abutting Whispering Pecans Drive; 5 feet on side abutting adjacent Lot
Lots 2,4,24,27,31	20-25 feet as set forth on Subdivision Plat	10 feet	5 feet
Lot 3	20 feet	10 feet on north and east sides	5 feet
Lots 5-12, 17-22, 25, 26, 32-38	25 feet	10 feet	5 feet
Lots 13-16, 28-30	20 feet	10 feet	5 feet
Lot 23	25 feet	10 feet	10 feet on north side; 5 feet on other sides
Lots 39-43	25 feet	20 feet	10 feet
Lots 44 and 46	20 feet	20 feet	10 feet
Lot 45	20-25 feet as set forth on Subdivision Plat	20 feet	15 feet on side abutting Whispering Pecans Drive; 10 feet on side abutting adjacent Lot
Lot 47	20-25 feet as set forth on Subdivision Plat	20 feet	20 feet on side abutting Whispering Pecans Drive; 10 feet on side abutting adjacent Lot

**Weston Lakes Property Owners Association Conditions
Covenants and Restrictions (CCR's) Building Setback
Requirements**

Weston Lakes - Section (5) - The Reserve at Weston Lakes

Block 1	Front Building Setback	Rear Building Setback	Side Building Setback
Lots 4,9,12,13	20-25 feet as set forth on Subdivision Plat	20 feet	10 feet
Lots 1,5,8	20 feet	20 feet	10 feet
Lots 2,3,11,14	25 feet	20 feet	10 feet
Lots 6 7	25 feet from Bowser Road	20 feet from adjacent border with Lot 5 and Lot 8	10 feet on common line between Lot 6 and 7; 14 feet on north side of Lot 6, and south side of lot 7
Lot 10	25 feet from Wall Flower Drive	20 feet from boundary with Lot 11	16 feet on side abutting a street; 10 feet on side abutting another Lot
Lot 15	25 feet from Westhaven	20 feet from eastern boundary	16 feet on side abutting a street; 10 feet on side abutting another Lot

Weston Lakes Property Owners Association Conditions Covenants and Restrictions (CCR's) Building Setback Requirements

Weston Lakes - Section (I) - The Park at Weston Lakes

Block	Lot	Front Building Setback	Rear Building Setback	Side Building Setback
1	1-5	25 feet	20 feet	10 feet
1	6,7,8	20-25 feet as set forth on Subdivision Plat	20 feet	10 feet
1	9	25 feet	20 feet	10 feet on north side of lot; 20 feet on south side of lot
1	10	25 feet	20 feet	5 feet on north side of lot; 13 feet on south side of lot
1	11-20; 29-31	25 feet	20 feet	5 feet
1	21	20-25 feet as set forth on Subdivision Plat	20 feet	5 feet on west side of lot; 20 feet on east side of lot
1	22-25; 27	20 feet	20 feet	5 feet
1	26, 28	20-25 feet as set forth on Subdivision Plat	20 feet	5 feet
2	1-3	25 feet	20 feet	10 feet
2	4	25 feet	20 feet	10 feet on east side of lot; 20 feet on west side of lot
3	1-4	40 feet	20 feet	10 feet
3	5	40 feet	20 feet	10 feet; and further any fence must be located west and south of the respective detention and maintenance easements within the lot
3	6,9	20-25 feet as set forth on Subdivision Plat	20 feet	10 feet on south side of lot; 20 feet on north side of lot
3	7,8	20 feet	20 feet	10 feet
3	10	25 feet	20 feet	10 feet on south side of lot; 20 feet on north side of lot
3	11-13	25 feet	20 feet	10 feet