

# Lineage Lake of Lakeland

## General Guideline Summary

These guidelines are a general summary of the principle of items of interest to prospective homeowners taken from Lineage Lake of Lakeland Covenants. The filed and recorded covenants are the definitive source of the requirements for this subdivision and any discrepancy between the recorded covenants and this summary are to be resolved in favor of the recorded covenants.

**HOME OWNER'S ASSOCIATION:** The purpose of the Association is to make certain the property values and quality of life in Lineage Lake Subdivision is maintained in accordance with the homeowners' wishes. Each home site owner is a member of the Association. Annual assessments will be approximately \$600.

**HOUSE AND LANDSCAPE PLANS:** Complete house plans, to include any exterior remodeling, additions, as well as landscape plans and any topography changes must be submitted to the Architectural Review Committee/Home Owners' Association before commencement of any construction activity including clearing and site work.

**HOUSE SIZE:** Min Sq Ft Garden Homes – 2,500 sq. ft  
Min Sq Ft Single Family Residential – 3,000 sq. ft  
Min Sq Ft Residential Estate – 3,500 sq. ft.

<b>SETBACK REQUIREMENTS:</b>	<u>Setbacks</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Lots 1-26	Dwellings:	15 ft	5 ft.	20 ft.
	Accessory Buildings:		5 ft.	20 ft.
Lots 27-112	Dwellings:	35 ft.	15 ft.	25 ft.
	Accessory Building:		15 ft.	25 ft.

**UTILITIES:** Water/Sewer- City of Flowood  
Cable- Susquehanna Communications (Suscom)  
Electric- Entergy  
Gas- Reliant Energy (Entex)  
Telephone- Nexband

**MAILBOXES:** One (1) acceptable mailbox style has been approved and is available for purchase through Copper Sculptures or Outdoor Graphics.

**WALLS AND FENCES:** Walls and fences are acceptable, but must be approved by the Architectural Review Committee/Home Owners' Association prior to construction and must follow the requirements as set forth in the Restrictive Covenants for Lineage Lake.

**GARAGES:** Minimum two (2) car garage required.

**DETACHED BUILDINGS:** Must be of the same exterior design & quality as dwelling and approval by Architectural Review Committee/ Home Owners' Association.

**ARCHITECTURAL REVIEW COMMITTEE:** Current Members are:  
Ronnie & Sigrid Garner  
Ti Garner