

# Land's End Homeowner Association

## **POLICY RESOLUTION NUMBER 7**

### **BUILDING SETBACKS**

WHEREAS, Article V Section 5.2 Setbacks, of the Declaration of Covenants, Conditions, Restrictions and Easements for Land's End at Lake Fork (the "Declaration") establishes minimum setback requirements for structures as set forth on the Plat; and

WHEREAS, the plats for Land's End at Lake Fork, Phases I, II, & III, as recorded in Volume 9, Pages 169, 170, 171, 173, 174, 215, 216, & 242 of the Plat Records of Wood County, Texas, failed to establish any setback requirements; and

WHEREAS, Article IV Section 4.3.c, of the Declaration requires all improvements to be located within a building site approved by the ACC, which is appointed by the Board; and

WHEREAS, the Board of Directors (the "Board") desires to adopt specific setback distances to guide Owners in developing home plans and to guide the ACC in approving building sites;

NOW, THEREFORE, BE IT RESOLVED THAT the following guidelines will apply to all structures, other than driveways, located upon any lot in any Phase of Land's End:

1. Setback distances will be applied in a straight line from the nearest point along a lot line or paved street to the nearest portion of a structure.
2. The minimum setback from a side lot line is 25 feet on Lake lots and 20 feet on Golf lots.
3. The minimum setback from the paved surface of any street is 50 feet on all lots.
4. There is no minimum setback from the rear lot line on any lot.
5. The objective is to maintain a minimum spacing of 50 feet between homes. Towards achieving this objective, the ACC will consider the size and positioning of proposed structures on a lot, and may consider existing structures and likely building sites on adjacent lots.
6. Due to the unusual shape of some lots, it may not always be possible to achieve the minimum setbacks, however, every effort should be made to achieve 50 feet spacing between Lake lot homes and 40 feet spacing between Golf lot homes.
7. The Board reserves the right to approve individual variances to these minimums whenever they determine such variance is warranted and would not detract from the community or from an adjacent lot.

ATTEST:

July 6, 2003

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(Date)

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President of the Association