

Flint Creek Estates

- 2 To 3 Acre Estate Lots
- Wooded, Ravine, Meadow, And Creek Frontage Lots
- Large Central Divider Entrance With Plantings
- Round-a-bout With Central Commons Area
- Winding Concrete Street With Concrete Curbing
- Wrought Iron Mailboxes And Street Lighting
- Extensive Landscape Plans For Common Areas
- Underground Utilities (Electric, Cable, Internet)
- Well & Perk Tests Completed Per Lot

Minimum Square Footage

- One Story -2400 Sf
- Two Story - 3000 Sf
- 2 Car Side Or Courtyard Styled Garage

Architectural Requirements

- Front Elevation To Be 50% Masonry Construction Of Brick Or Stone
- Exterior Fireplaces To Be Masonry Construction Of Brick Or Stone
- Exterior Siding To Be Hardiplank Or Better (No Vinyl)
- Dimensional Shingles Or Better For Roofing Materials
- Driveway Surfaces To Be Minimum Of 12 Foot Concrete Or Paver Construction
- Architectural Renderings Including Floor Plans, Elevations, Building Materials, And Site Plans Shall Be Approved By Architectural Committee Prior To The Start Of New Construction

Landscape Requirement

- Lawns To Be Properly Graded And Completed With Seed And Straw Or Better, Landscaping To Be Finished Within 3 Months Of Home Completion

Homeowners Association

- \$350 Per Year To Include The Following - Maintenance Of All Common Areas, Street Lights, Snow Removal, And Landscaping Easements

Utility Information

- Electric - Tipmont Remc
- Gas - L/P Or Bottle Gas
- Water - Well
- Sewer - Septic

Tippecanoe School Corporation

- Mintonye, Southwestern, Mccutcheon