



LINKWOOD DEED RESTRICTIONS – LOTS WITH SPECIFIC RESTRICTIONS
(as of May 10, 2022)

Note: In the event of conflict between these tables and the deed restrictions, the deed restrictions will control.

PARA (13) – FENCE HEIGHTS – Maximum of 8', except...

Block 1, Lots 2-8	10' maximum, west property lines
Block 5, Lots 2-5	10' maximum, west property lines
Block 3, Lots 3-17, 19	10' maximum, east property lines
Block 4, Lot 2	10' maximum, east property line
Block 5, Lot 3	10' maximum, side property line abutting Block 5, Lot 1
Block 1, Lot 3	10' maximum, side property line abutting Block 1, Lot 1
Block 4, Lots 1, 2	10' maximum, south property line
Block 5, Lots 6-22	10' maximum, south property line

PARA (15) – FRONT BUILDING LINE AMENDMENTS As shown on plat, except...

Block 1, Lot 2	20' on east side
Block 1, Lot 8	20' on north side
Block 2, Lots 1-15	30' on north sides
Block 2, Lots 16-32	30' on south sides
Block 3, Lots 12-16	25' on west sides
Block 3, Lots 18, 19	30' on north sides
Block 5, Lots 15-17	30' on north sides
Block 5, Lot 2	20' on east side
Block 5, Lots 4, 7	20' on front (street) sides
Block 5, Lots 5, 6	15' on front (street) sides
Block 6, Lots 6, 7	25' on north sides
Block 6, Lots 9, 10	25' on south sides
Block 7, Lot 2	25' on west side
Block 7, Lots 11-14	25' on north sides
Block 8, Lots 6, 7	25' on north sides
Block 8, Lot 8	25' on east side
Block 9, Lots 2, 6, 7	25' on north sides
Block 9, Lot 8	25' on east side

PARA (15)(j) – REAR SETBACKS – 15’ for 1 and 1 1/2 story, 25’ for 2 and 2 1/2 story, except...

Block 1, Lot 2	5’ minimum	
Block 5, Lots 2, 5, 6		
Block 5, Lot 7	10’ minimum	
Block 6, Lot 15		
Block 9, Lot 1		
Block 7, Lots 2, 15, 28	5’ minimum, with minimum 15’ average across entire rear facade	
Block 9, Lots 2, 6, 8, 16		
Block 1, Lot 8	10’ minimum for 1 or 1 1/2 story; 15’ minimum for 2 or 2 1/2 story	
Block 3, Lots 1, 18, 19		
Block 4, Lot 1		
Block 5, Lot 22		
Block 6, Lots 1, 8		
Block 7, Lots 1, 11, 14, 25		
Block 8, Lots 1, 6, 7, 15		
Block 9, Lots 7, 10, 15		
<i>Rear setback measured as distance to the rear lot line.</i>		

PARA (15) (k)– REAR SETBACKS – 2 or more story houses with two side and two rear property lines; alternate method to be used at owner’s discretion.

Block 6, Lots 2,14,16	30’ from line established that is 10’ long and connects to point on both rear property lines and is parallel to the front property line – not closer than 20’ from any rear setback line
Block 7, Lots 3,10,12	
Block 8, Lots 2, 4	
Block 9, Lots 2, 6, 9 ,11, 14, 16	

PARA (15) (l)– SETBACKS FOR FENCES – North and south setback lines for fence, hedge or wall may be extended per the table below. Fences, hedges, or walls per (15) (j) along the side property line shall not exceed 6’

Block 5, Lot 2	36’ maximum – north 36’ maximum – east to meet north extension
Block 1, Lot 2	36’ maximum – south 36’ maximum – east to meet south extension

PARA (15) (m)– SETBACKS FOR FENCES – corner lots with property lines on two streets or all corner lots with property lines on two streets, 10’ inside the side property line & fences along this side property line to be maximum 6’ with minimum with 50% open. Fence can extend at most from rear property line up to front setback line except...

Block 5, Lot 2	See Paragraph (15) (l)
Block 1, Lot 2	See Paragraph (15) (l)

PARA (16) – MINIMUM SQUARE FOOTAGE of first floor living space, excluding garages & porches

Blocks 4, 5, 6 – All lots	1,400 sf minimum
Block 3, Lots 1-5	
Blocks 1, 7, 8, 9 – All lots	1,500 sf minimum
Block 3, Lots 6-14	
Block 2 – All lots	1,700 sf minimum ; 1,500 sf minimum total for first floor and above
Block 3, Lots 15-19	