

About White Pine Cove

*“White Pine Cove is a unique 7 home subdivision developed by:
Michael and Kathy Mixon. (Mixon Properties Inc.)*

The Mixon's live next to White Pine Cove and purchased the 15 acre parcel of land after hearing about a proposed 27 home subdivision. The goal of Mixon Properties for White Pine Cove was, and still is, to keep a safe, quiet controlled growth neighborhood, free from heavy traffic while maintaining property values in the area. White Pine Cove was not developed to maximize profits; it was designed for quality of life.

On the other side of Hudson Road, across from White Pine Cove, is the Eagle Crest air strip which has a grass runway, and is only used by property owners of Eagle Crest who are recreational pilots. The runway angle, is as such, that it is very rare to hear any take offs or landings. Most homes at Eagles Crest are larger homes, each with private hangers. On the Rt.1 side of the air strip at Eagles Crest is a playing field which is mostly used for children's soccer leagues. The soccer field is located approximately 1 mile away from White Pine Cove and the entrance to the field is at Eagle Crest Road and Rt.1.

Location has always been, and still is, everything. While White Pine Cove is in a rural setting near Lewes-Milton boarder, it is less than one mile off Rt.1 and very close to the beaches and shopping. Access is off Hudson or Eagle Crest Roads and is also just north five points & Lowes. Beebe Medical Center is less than 10 minutes away as well as: Cape Henlopen State Park, known for it's walking/biking trails and the place to ride your SUV on to the beach, Lewes beach, downtown Lewes, Cape May/Lewes ferry, and all the Rehoboth shopping outlets (for your tax-free shopping)! White Pine Cove is also located less than 2 miles from fishing, marinas and public boat ramp.

All lots are large, and have been kept wooded so each home owner can make the decision on their privacy. There are some big trees, but the lots can be easily cleared, as most of the tree growth has been stunted from density. When your home is complete, each lot will have a mature look, rather than the typical new subdivision that has been totally cleared and has no character. When the Mixon's received their approval for White Pine Cove, the council members praised them for not leveling years of tree growth as most other developers do.

There is Comcast cable, electric and phone available in the community and each lot will have a private well and septic and avoid water and sewer bills! You have the ability to use any contractor to build your home, and a complete background check will be done on all builders, paid for by Mixon Properties Inc. There are also reliable builders available if you are new to the area.

As you can see, there has been a lot of thought and feeling put into the development of White Pine Cove, which makes it an excellent community to build your new vacation home or primary residence!

Deed restrictions for White Pine Cove

White Pine Cove currently has very few deed restrictions compared to other subdivisions. The current deed restrictions are there to maintain property values. The goal is to have all 7 home owners make their own decisions over time, to create a friendly, upscale community and bid out for services such as: trash removal and ground maintenance. Our goal is to try and keep your annual cost of living to a minimum once your home is completed.

- 1) Minimum house size shall be 1800 Sq. Ft. of heated space. No modular or mobile homes permitted (some exceptions can be made from upscale indoor factory built homes).
- 2) No commercial enterprises will be permitted to operate from any residence.
- 3) No trees larger than 4" in diameter shall be removed in excess of 10' from the foot print of the house's foundation without prior approval from the homeowners association (with the exception of driveways and septic fields. All reasonable requests will be considered).
- 4) The home owners association, until all 7 homes are complete, shall consist of Michael Mixon and Mike Cooksey.
- 5) Upon completion of all 7 homes, the homeowners association shall consist of each homeowner plus Mr. Mixon and Mr. Cooksey.
- 6) Should there be any future decisions on which the homeowners can not come to a unanimous decision, Mr Mixon and Mr. Cooksey have the right to veto or approve any such discrepancies.
- 7) All house plans and proposed locations of the home must be approved by the current homeowners association, Mr. Mixon and Mr. Cooksey, prior to construction.
- 8) Any and all additions, including: garages, barns and sheds, must be aesthetically consistent with the exterior of the home, placed in a non-intrusive location and approved by the current homeowners association.
- 9) Any resale of the properties must conform to all homeowners association rules and regulations, and be approved by Mr. Mixon and Mr. Cooksey.
- 10) All homeowners and/or guests must adhere to the 25 mph speed limit throughout the development.
- 11) Any future change to the homeowners association's regulations may be decided by all 7 homeowners with final approval of Mr. Mixon and Mr. Cooksey.
- 12) No vehicles, boats or RV's shall be left parked on the street at any time and must be currently tagged and registered.

A complete legal copy of deed restrictions are available upon request.