

RESTRICTIVE COVENANTS

USE: All lots in the tract shall be known and described as residential lots and shall be used solely for single family residential purposes and shall not be used for commercial trade, public amusement, entertainment, or business purpose on any kind. No structure shall be erected, altered, placed or permitted to remain on any residential building lot other than one detached single family dwelling and a private garage for not more than two cars. One out building shall be allowed per lot provided it is approved by the association and is placed behind fence hidden from visibility from the street.

GARBAGE AND REFUSE DISPOSAL: No lot or home owner shall use any portion of his lot for the collection or storage of trash, garbage, old parts, old equipment, or other unsightly articles.

NUISANCES: No lot or homeowner shall be allowed to use property for such activities as parking trailers, recreational vehicles, buses, boats, inoperable motor homes, cars, trucks not in use or for repairs of same. Parking of all vehicles shall be limited to the paved areas in each yard. Parking on grass is not permitted.

TEMPORAR Y RESIDENCE: No tent, shack, garage, mobile home, or other out building be erected or placed on any lot, shall be at any time used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. Mobile trailers, mobile homes, motor homes, campers, recreational vehicles and or trailers and boats may not be kept on any premises.

SIGNS: No sign of any kind shall be displayed to the public view on any lot except one professionally lettered and not more that five square feet in size, which may advertise the property for sale or rent.

ANIMALS: No chickens, horses, pigs, cows, sheep, goats, or other recreational, work, farm or large animals of any kind shall be kept or maintained in the Development. Any animals of any kind that are kept or maintained by any Lot Owner shall be fenced or restrained in such manner that they may not run loose upon other properties within the Development and may be further restricted by subsequent rules and regulations of the Association.

FENCES: No fence may be erected nearer to the front lot line than the front corner of the house on said lot, and any such fence shall be constructed of wood or other decorative material, and be in conformity with the architectural design of the residential structure and shall not exceed six feet in height.

MAINTENANCE OF PROPERTY: All structures, improvements, yards driveways and landscaping must be diligently and properly maintained in a neat and sanitary condition so as to secure the aesthetics of the subdivision.