

RESTRICTIONS

1. A committee consisting of five elected members, two developers elected by developers and three landowners, elected by landowners, shall be set up to administer and amend the following restrictions. Amendments must have four consenting votes for passage. Other actions must have three consenting votes for passage. Committee members will be elected every five years. Vacancies will be filled by appointments of the committee.
2. All lots and tracts shall be deemed single residential only, except by approval of the committee.
3. No mobile or modular homes allowed.
4. All dwellings shall contain at least 1500 square feet of heated floor space, excluding carports, basements, attached garages and porches. Multi-level dwellings shall contain at least 950 square feet of heated floor space on the main ground level and a total of 1500 square feet of heated floor space, excluding carports, basements attached garages and porches. The committee reserves the right to review any buildings plans prior to construction for their approval.
5. All building shall have at least a 75 feet set-back from the road. All buildings must be constructed on site, no prefabricated buildings and construction shall be completed within one year after construction begins. All outside walls shall be brick, stone, aluminum, vinyl or wood. All outbuildings shall be of the same materials. Pier-type foundations may be used for porches or decks. No open-pier type foundations for dwellings may be used. No metal roofing.
6. Lots and tracts shall be mowed at least twice yearly, first time between June 1 till July 31, second time, between August 1 till September 30. If the lots and tracts are not mowed by the owners or hirelings, the committee will mow the lots and tracts, or hire it mowed and the landowner will be billed. Failure to pay the mowing bill will constitute a lien against the lot or tract mowed. Trash will be handled in like manner.
7. Developed lots and tracts will provide off-street parking. No on-street parking will be permitted.
8. Developed lots and tracts will comply with all state and local health and sanitation laws.
9. Public utility easements shall be 15 feet wide along all right-of-ways and on both sides. No obstructions shall be permitted inside these easements. Maintenance of easements shall be that of the lot or tract owner.
10. Any fences erected shall be made of wood or chain link. No woven wire or barbed wire or electric fences shall be erected without approval of the committee.
11. All utilities shall be underground from the hook-up to the dwellings and outbuildings.
12. No agricultural purposes will be permitted on any lot or tract except for personal gardens, personal horses or calves.
13. No buildings shall be built less than 10 feet from the property line.
14. Invalidation of any one of these restrictions by judgment or court order shall in no way construe the invalidity of the others and as such they all shall remain in full force and effect.