1. Each Lot may only be used for one Residence and related purposes, and any use for commercial or business purposes is strictly prohibited.
2. Skirting and underpinning shale be installed on all Residences.
3. Skirting must be solid with no gaps.
4. Skirting must be one color.
5. The front of the Residence for Lots 1-16, 41-43 shall face North. The front of the Residence for Lots 17-40 shall face the East. The front of the Residence will always be on one of the longest sides of the Residence and shall be the side of the Residence which is more attractive and designed by the manufacturer with the more attractive “front door”.
6. Each Residence must provide an all-weather off-street parking space for at least two vehicles.
7. No more than one outbuilding per Lot.
8. No outbuilding shall exceed 144 square feet in size.
9. Fencing is not required, however if fencing is installed, only 6’ wooden or vinyl privacy fences are allowed.
10. Prohibitions:
    1. Buyer may not permit any part of the Property to be used for:
       1. any activity which is a nuisance, offensive, noisy, or dangerous;
       2. the repair of any vehicle;
       3. any business of any type, including but not limited to child care;
       4. any activity which violates any zoning ordinances or restrictive covenant;
       5. any illegal or unlawful activity, including but not limited to, the planting, growth, consumption, or distribution of cannabis plants or products; or
       6. activity that obstructs, interferes with, or infringes on the right of the other persons near the Property.
11. Parking:
    1. Buyer may not park or permit any person to park any vehicles in the yard.
    2. Buyer may permit vehicles to be parked only in drives and on street if not prohibited by law.
    3. Buyer may not store or permit any person to store any vehicles on or adjacent to the Property or on the street in front of the Property.
12. Property Maintenance:
    1. keep Property clean and sanitary;
    2. promptly dispose of all garbage in appropriate receptacles;
    3. take action to promptly eliminate any dangerous condition on the Property;
13. Yard Maintenance:
    1. “*Yard*” means all lawns, shrubbery, bushes, flowers, gardens, trees rock or other landscaping, and other foliage on or encroaching on the Property or on any easement appurtenant to the Property.
    2. “*Maintain the yard*” means to perform activities such as, but not limited to:
       1. Mowing and trimming the yard;
       2. Controlling pests and weeds in the yard; and
       3. Removing debris from the yard.
14. Outdoor Burning:
    1. Outdoor burning is strictly prohibited with the following exceptions:
       1. When used in the noncommercial preparation of food;
       2. Exclusively as a means of generating warmth in cold weather such as a campfire;
    2. Fires built under these exceptions may not:
       1. contain electrical insulation, treated lumber (including paint, stain, varnish, clear coat, or any other kind of treatment), plastics, construction or demolition materials not made of wood, heavy oils, asphaltic materials, potentially explosive materials, chemical wastes, or items containing natural or synthetic rubber;
       2. must not cause a nuisance or traffic hazard.
       3. Be at least 10 feet from any structure, utility, or property line;
       4. Be attended to by a competent adult at all times;
       5. Have water and hand tools immediately available for suppression;
       6. Be completely extinguished before leaving.
    3. Burn barrels are prohibited.