

ELM SPRINGS SUBDIVISION
DEED RESTRICTIONS

1. This tract will not be subdivided.
2. The use of this land is to be for a single family dwelling.
3. Any house built upon this property must be constructed of at least 75% brick, or stone exterior facing, and shall be of new construction built on the site.
4. Any dwelling built on this site must have a minimum living area of 2,000 sq. ft. of interior floor space, not including porches, car ports or garages.
5. No fencing of any nature will extend beyond the front construction line of any dwelling house toward the front of the tract. No chain link fences will be constructed on this site.
6. Any structures must be set back from the front of the tract at least 75 ft., and at least 35 ft. from the side and rear property lines, except well houses that may be within 15 ft. of the property line.
7. All driveways must be concrete, masonry or asphaltic finish coating.
8. No poultry or swine may be kept or raised on this property.
9. That no animals of any type, fish, fowls or reptiles may be kept or raised commercially; however, animals of a non-dangerous pet nature may be kept in an aggregate quantity of not more than five.
10. No trash, junk or items of a noxious order may be kept or stored.
11. No vehicles that are inoperable and/or unsightly may be kept or stored.
12. No mobile homes, portable buildings or any other structures not constructed on the site shall be moved on to the property. No signs exceeding one square foot may be displayed, with the exception of real estate signs.
13. The site will not be used for hunting of any type.