

MILL RUN DEED RESTRICTIONS

1. All parcels shall be used for residential purposes, restricted and limited to one single family dwelling on any parcel.
2. All dwellings shall be of new construction with a minimum of twelve hundred (1200) square feet of living space (exclusive of garages, porches, decks, etc.) and a minimum of twenty four (24) feet wide.
3. All dwellings shall be stick built, modular or double wide construction except that no double wide homes shall be placed on any lot numbered one through and including eleven. All dwellings shall be placed on a concrete block foundation for the entire perimeter of the living space. Single wide mobile homes are not permitted on any parcel.
4. The keeping of junked objects (cars, trucks, lawn tractors, or garden tractors, etc.) or any other junk or refuse of any kind on any lot shall be prohibited. All lots shall be maintained with a neat and presentable appearance at all times, which shall include regular grass cutting.
5. No commercial operations of swine, sheep, goats, fowl, or cattle shall be permitted on any parcel at any time. Small numbers of the aforementioned animals may be kept as pets provided that all animals are kept in an appropriate, neat and well maintained structure at all times. In addition any and all pets and all other animals shall be kept under the control of the owner at all times and shall not be the source of objectionable noise or odor. No commercial kennel or boarding of dogs or cats shall be permitted on any parcel.
6. The minimum set-back for construction shall be fifty (50) feet for the front (except on lots 27 to and including 32 where the minimum county setbacks will apply), fifteen (15) feet for the sides, and twenty (20) feet for the rear. It is understood that the county may require greater setbacks since these parcels are located in an agriculture district.
7. Once construction of any building has begun, the exterior portion shall be finished within one year from the date of commencement.
8. Fuel tanks must be placed underground or screened from view by fences or shrubs, etc.
9. All entrances from the state maintained road shall be in accordance with rules and regulations promulgated by the Delaware Department of Transportation.
10. Any restriction contained herein shall be null and void if it is in conflict with any law or regulation of the state or county.
11. The property owners of the lands of this minor subdivision shall individually and collectively have the right, power and authority to enforce the restrictions and covenants that run with the land and are contained herein. If enforcement is required, said property owners, their successors or assigns, shall recover from the offending party, the costs, expenses and fees incurred in the enforcement.
12. This property is located in the vicinity of land used primarily for agricultural purposes on which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure, and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.
13. These restrictions and covenants may be changed only with the written agreement of the owners of at least twenty (20) of the parcels in this minor subdivision.

RECORDER OF DEEDS
FRANCIS X. LACKAUSKAS

55 JUN 28 AM 10:07

SUSSEX COUNTY
DOC. SURCHARGE PAID

Received

JUN 29 1995

ASSESSMENT DIVISION
OF SUSSEX CTY.