

Restrictions

1. **Residential Lots:** No residence shall be constructed or erected on any residence building lot other than a detached single family dwelling not to exceed two stories in height with an attached two-car garage.

2. **Lot Setbacks:** On all lots, no building, outbuilding, or any other permanent construction shall be erected on any part thereof nearer to the lot line at:

a. rear lot line: 25 feet

b. Front lot line: 40 feet

c. Side lot line: 10 feet

On corner lots, no structure shall be permitted nearer than 40 feet to the front line of the said corner lot nor nearer than 25 feet to the side street lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

3. **Minimum Square Footage:** No building shall be erected on any residential building lot having an area less than 1,500 square feet of living area with a two car attached garage; two story homes shall have a minimum of 1,800 square feet of living area with a two car attached garage. Living area does not include garage, porches, or storage areas.

4. **Exterior Material:** Any building or improvements shall be constructed with minimum 80% masonry exterior including brick or stone.

5. **Sidewalks:** All lots are required to have a 42" wide sidewalk two foot from the road running parallel from lot line to lot line poured in place from before occupancy will commence.

6. **Driveways:** Minimum 16' concrete driveway is required from street to home.

7. **Offensive Trade:** No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

8. **Temporary Residences:** No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

9. **Manufactured homes:** No manufactured homes shall be allowed on any lot.

10. **Signs:** No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, or one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

11. **Oil, Gas and Mineral Operations:** No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavation or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

12. **Animals:** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

13. **Trash:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept, except in sanitary containers.

14. **Fences, Walls and Hedges:** No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadways shall be placed or permitted to remain on any lot closer to the road than the 40' build line.

15. **Boats/RV Storage:** Boats and RV's may not be parked in whole or in part in front of the 40' build line.

16. **Easements:** The easements shown on the plat for this subdivision are hereby reserved as perpetual easements for utility installations and maintenance.