

WHITETAIL  
RESTRICTIONS

A. The property hereby conveyed shall be used for residential purposes only and no part of same shall ever be used for any business or commercial purpose or for carrying on a trade or profession. No residence trailers or mobile homes shall be allowed. No old houses shall be moved in without the prior written consent of the Architecture Control Committee. Used lumber may be used for construction only after the prior consent of the Architecture Control Committee is obtained.

B. The property shall not be divided or resubdivided or cut into smaller parcels or tracts unless such resubdivision shall be expressly approved in writing by the Architecture Control Committee hereinafter named. Under no circumstances shall any resubdivision ever be approved unless all tracts resulting from such resubdivision contain at least an area two (2) acres in size and have adequate access. Only one single family dwelling shall be erected on the property unless a resubdivision of same is approved, in which event, only one single family dwelling shall be erected on any one tract. If any resubdivision of the property is permitted by the Architecture Control Committee, the creation of adequate utility easements will likewise be a prerequisite to the approval of any such resubdivision.

C. No building shall be nearer than 50' to the road upon which property abuts and no nearer than 20' to any of the other property lines. Fences placed forward of the front of any residence shall require the approval of the Architecture Control Committee.

D. Permanent residences constructed on the subject property shall have a living area of no less than one thousand five hundred square feet (1,500 square feet) exclusive of garages, carports, and porches. Separate garage buildings, servants' quarters of one story or a one-story guest house must be of all new material and must be of equal construction and design as the main residence. Any variation from this restriction must have prior written approval of the Architecture Control Committee.

E. Temporary or prefabricated residences may be permitted on tracts designated as "Investment Tracts" provided the prior written approval of the Architecture Control Committee is obtained. The Architecture Control Committee shall have full jurisdiction over rules and regulations governing temporary residences, and their written approval of any such structure will be mandatory. Written approval of the Architecture Control Committee will be required before any recreational vehicle or camper is stored or parked on the property. "Investment Tracts" shall be defined for the purposes of this covenant as tracts containing seven (7) or more net acres.