

PROTECTIVE COVENANTS FOR TRACTS 15-000493.0205 & 15-000493.0201 POLE RIDGE ROAD

- 1.) No more than one residence per tract shall be permitted.
- 2.) Before occupancy of any residence, a sewage disposal and private water system shall be installed in conformity with the minimum standards required by the Hocking County Health Department.
- 3.) Before any building construction takes place, owner must contact the local government authority to be sure they are in compliance with the local laws and regulations.
- 4.) Any residence erected shall be site built and be at least 600 square feet of indoor heated area (excluding basement and garage) and the finished exterior must consist of log or a natural wood siding product, excluding wood panel or plywood products not typically used as such.
- 5.) Any structure built on the property shall be set back a minimum of 50 feet from all property lines.
- 6.) Any construction commenced on the property shall be completed within one (1) year from time of excavation. Interior work can be completed at any time. New materials must be used.
- 7.) All structures and non-forested grounds shall be maintained and kept visually appealing.
- 8.) Logging or harvesting of timber for any reason is prohibited. Trees may only be cut to remove a potential hazard to structures or human life, or to clear a site for building construction. Dead or downed trees and debris can be salvaged for use as firewood.
- 9.) No ATV, dirt bike or similar motorized recreational vehicle tracks, trails or courses are permitted to be constructed.
- 10.) No loud, noxious or offensive activity shall be carried on upon the premises.
- 11.) One out building is permitted to be constructed. The size is limited to one-story and 150 square feet. The finished exterior must consist of natural wood siding product, excluding wood panel or plywood products not typically used as such.
- 12.) No inoperative or unlicensed vehicles shall be parked on the property for an extended period of time. No accumulation or storage of discarded personal effects, debris, waste, garbage or any unsightly objects is permitted on the premises.
- 13.) No commercial enterprise with customers coming and going is permitted. Premise use as a nightly vacation rental is allowed.
- 14.) Domestic farm animals, large or small, are not permitted.
- 15.) Dogs, cats and other household pets shall not be bred or maintained for commercial purposes. Excessive dog barking and aggression shall be controlled.
- 16.) No tent, camper, school bus or recreational vehicles shall be used as a residence or rental, either temporary or permanent. Recreational camping is permitted.
- 17.) In case of total structure loss due to fire or other disaster, the replacement structure shall not exceed 1 ½ times the size of the original structure and shall be constructed of similar material and style. No single or double wide mobile homes, or other off-site manufactured homes, shall be permitted.
- 18.) Land cannot be split or subdivided.

19.) Except for legal hunting, no firearms shall be discharged on the premises.

20.) Invalidation of any of these covenants by judgment of court order shall in no way affect any of the other provisions, which shall remain in full force and effect.