

Restrictions:

1. Recreational vehicles, travel trailers, buses, mobile homes, modular homes, pre-manufactured homes and/or industrial homes shall not be used as a dwelling on any tract.
2. All perimeter fences erected on any tract shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance.
3. The property shall be used for single family residential purposes and in addition to a single family dwelling, each tract may have either on single family guest house or a mother-in-law dwelling. Single family dwelling shall have a minimum of 1200 square feet of living area (heated and cooled area) and the guest house shall contain a minimum of 1000 square feet of living area (heated and cooled area).
4. Guest house can be used as a short term single family rental such as a bed and breakfast.
5. Single Family Dwellings shall contain a minimum of 1200 square feet of living area (heated and cooled area). Not more than one single-family dwelling may be erected on any Tract.
6. Except for entrance and other gates, fences, roadways, wells, well houses, septic systems, and buried electric, telephone and other buried utility lines or cables, nothing shall be stored, placed or erected on any Tract nearer than one hundred (100) feet from any boundary of such Tract.
7. The owner of a tract which has a boundary on the perimeter of the Subdivision shall maintain the fence on the Tracts boundary perimeter in a manner which will restrain livestock.
8. There shall be no commercial feeding operation or commercial breeding of animals or fowl.
9. Abandoned or inoperative equipment, vehicles or junk shall not be permitted on any Tract. Owners are to keep each Tract clean and neat in appearance and free of litter at all times.
10. No prolonged or consistent discharge of firearms shall be allowed on any tract. Safe use of firearms is the primary focus of the development. Any hunting shall be done in a safe manner and in constant regard to other owners. Feeders and/or blinds (stands) shall be a minimum of 100' from any property line and not visible from any public road.
11. Prior to January 1, 2024, no subdivision of a tract shall be permitted after conveyance by Declarant (Dale Crenwelge) to an owner that is not the Declarant without written authorization from the Declarant.

Declarant (Dale Crenwelge) and/or assignees or tenants shall have the right to graze cattle or livestock on an Owner's Tract until such time as such Owner has enclosed the Owner's Tract by fence; and each Owner and their respective heirs, successors and assigns, by acceptance of title to an interest in a Tract, hereby agree to indemnify and hold harmless Declarant (and their respective tenants or assignees), from and against, and hereby waive and release any claims or causes of action such Owner may have with respect to, any injuries to any persons or any damages to any properties that may be caused by livestock on an Owner's Tract.