

**RESTRICTIVE COVENANTS
ROCKIE CREEK RANCH**

EXHIBIT. "B"

229

- (A) This property shall be used for residential, recreational, ranching and agricultural purposes only and no part thereof shall be used for business purposes.
- (B) No building or improvements shall be constructed or moved on the property until first approved by the Grantor or an architectural control committee appointed by and serving at the pleasure of Grantor. All permanent structures must be well screened from the main road behind vegetation or hills.
- (C) All residences erected or placed upon any ranch, shall contain at least 1200 square feet, exclusive of open porches, breezeways, carports and garages. Either frame, brick or stone construction is permitted and all residences shall be placed or built upon a concrete slab or beam foundation. All construction must be completed within one year from the time construction is initiated. No building or structure shall be occupied or used until the exterior thereof is completely finished. There shall be no outside toilet built or used on the premises.
- (D) All residences must be three hundred feet (300') from the front boundary property and no nearer than fifty feet (50') from the side or rear boundaries. No lateral sewer or septic line shall be located within hundred feet (100') of any boundary.
- (E) No offensive, noxious, profane, or unlawful use shall be made of or on the property.
- (F) Individual water and sewer systems shall be located and constructed in compliance with state standards.
- (G) No dumping ground shall be located on any property.
- (H) No junk or wrecking yard shall be located on the property.
- (I) No removal of trees and no excavation of any materials, other than for landscaping, construction of buildings, driveways, etc. will be permitted without written consent of Grantor or architectural control committee.
- (J) No gun ranges or commercial target practice shall be permitted on any ranch.
- (K) No ranch may be subdivided so that any resulting ranch(s) is smaller than twenty-five (25) acres.
- (L) A camper or recreational vehicle may be kept on the property if the vehicle is well hidden behind vegetation.
- (M) All driveways connecting to the roads shall have drainage culverts to prevent the damming or diversion of water flow.
- (N) Dams may be built on creeks or natural waterways only if: (1) Such dam will not be built so as to back water up or inundate the land of another owner, unless a written easement is obtained from such other owner; (2) Such dam will not cause the flooding of any roadway.
- (O) Other than household pets, there shall be no more than one (1) head of livestock per five (5) acres.
- (P) Road maintenance: The Grantors or Grantees may dedicate the roadways to the county at any time. Grantor shall have uninterrupted right for maintenance of the roads and road maintenance will terminate absolutely on January 1, 1996 (or when the roadways are accepted for government maintenance, whichever is earlier.)
- (Q) No construction of any type, improvements, or obstructions shall be allowed in the roadway easement as described in Exhibit "A".
- (R) Grantor expressly reserves the right to vary the use of any property notwithstanding the above restrictions. The restrictions are to run with the land until March 1, 2015.