

ELK SPRINGS DEED RESTRICTIONS

1. All tracts shall be used for single family residential purposes only.
2. No residential structure shall be erected containing less than 2,500 square feet of air conditioned, heated area and exclusive of porches and garages. The exterior construction of the dwelling house erected on any tract shall be constructed of 80% masonry.
3. All residences shall be site built only.
4. No more than (1) one single family residence and (1) one guest house shall be permitted on any tract.
5. All structures on the property shall be completed within (12) twelve months after construction has commenced.
6. No Commercial Business shall be conducted on any tract.
7. No Commercial vehicles on property over 1 ton cargo carrying capacity.
8. No tract shall be subdivided.
9. No mobile homes or manufactured housing shall be placed either temporarily or permanently on any tract at any time.
10. All tracts shall be kept free of debris and rubbish. No noxious or offensive activity shall be carried on the property to include motorcycles and motor cross tracks, nor shall anything be done thereon which would be illegal, an annoyance or nuisance to the owner or owners of adjoining property.
11. All barns, sheds, shops or other outlying buildings shall be constructed during or after construction of main residence. All barns, sheds or shops shall be constructed on site with new construction and of a design complimenting the existing structures. Bare sheet metal buildings are prohibited. All barns, sheds, shops and other outlying buildings shall be located to the rear (North) of the main residence. (Location of barns, shed, shop or other buildings does not pertain to Tract 4)
12. All motor home, travel trailer or recreational vehicles shall be garaged indoors at rear of property.
13. Perimeter fencing shall be pipe and cable, vinyl, wrought iron, wood and/or woven wire. No fence can obstruct view of the residence in front.
14. No swine, goats, gamecocks, ostrich, emu or ratites shall ever be kept or lotted on any tract. No more than (1) one horse or cow shall be kept or lotted on each tract in excess of one per (2) two acres.
15. No kennels for more than 4 dogs or cats per tract.
16. No towers, antennas or any structure shall be erected over 30 feet in height.
17. No lighted arenas or outdoor lighting not attached to the residence or barn.