

1. The grantors hereby dedicate to the use of all lot owners, as well as the grantees and their assigns, all the streets and rights of way shown on the said plat or plan.

2. Until such time as the State or County takes over the maintenance of said streets, the grantors may assess each lot owner a sum not to exceed Fifteen (\$15.00) Dollars, per lot, per year, to be used for the upkeep and maintenance of the said streets by the grantors or by the duly elected committee of a majority of said lot owners when the control of said subdivision is relinquished by the grantors, which said assessment is to constitute a lien on said lot until paid, as road maintenance costs shall be pro-rated between property owners serviced; fronting on, or benefited by such roads.

3. The grantors reserve unto themselves, their heirs or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines or to grant easements or rights of way therefor, with the right of ingress and egress for the purpose of erection or maintenance on, over or under a strip of land 5 feet wide at any point along the side, rear or front lines of any of said lots.

4. No house trailer nor building of a temporary nature, shall be erected or permanently installed on any of said lots except those customarily erected in connection with building operations; and in such cases, for a period not to exceed six months. This does not prohibit seasonal use of travel trailers, pickup campers or tenting.

5. Not more than one residence shall be erected on any one lot, and it shall contain a minimum of 600 square feet on the main floor. This shall not include basement, garage, porch or carport.

6. All of said lots shall be used for residential purposes only and any garage or barn must conform generally in appearance and material with any dwelling on the said lot.

7. No signs, billboards or advertising of any nature shall be erected, placed or maintained on any lots herein designated, nor upon any building erected thereon, except directional and information signs of grantor.

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8. No building shall be erected closer than 25 feet to any street or road, nor closer than 10 feet to the side or rear of the lot line, with the exception that where two or more lots are used together for the construction of one dwelling, then said 10 foot set back shall apply only to outside lines.

9. No outside toilets will be permitted on said lots and all drainage fields and septic tanks must be approved by the State Health Department.

10. No lot in said subdivision may be re-subdivided.

11. Nothing herein is to be construed to prevent the grantors from placing further restrictions on any lot in said subdivision which shall not have already been conveyed by them.

12. Garbage must be kept in covered metal containers or buried. Trash must be kept in wire or metal containers or buried. Rubbish containers must be kept inconspicuously. Lots must be maintained in a sanitary manner.

The taxes upon said real estate for the calendar year 1994 shall be pro-rated as of date of settlement.

The grantors herein do hereby covenant that they have the right to convey said realty to the Grantee; that the Grantee shall have a quiet and peaceable possession of the said property, free and clear of all liens and encumbrances; that they will execute such further assurances of title as may be requisite.

WITNESS the following signatures and seals:



*Allan L. Lahman*  
ALLAN LEE LAHMAN  
*Lori A. Lahman*  
LORI ANN LAHMAN



(SEAL)



## By Laws

### Ferndale Farm Subdivision 2017

For the safety of everyone who owns property, their guests, and children.

1. Speed limit for everyone who enters or exits the subdivision is 10mph; this applies to all motorized vehicles
2. Curfew for all children under the age of 15 is 9pm, any motorized vehicle without headlights must be off the road by dark. It is recommended that all children wear P.P.E (personal protection equipment) while riding all motorized vehicles on the road.

Quiet time in the subdivision is 12 am on regular weekends and 1 am on holiday weekends.

3. All land owners must be responsible for their action and actions of their guest.  
Respect all properties and property lines of others, keep all building or structures 10 ft from property lines.
4. All lots must be maintained, mowed, and cleared of debris; we need all lots to have signs with names and lot numbers on them in case emergency personnel is needed.
5. All land owners should attend association meetings if possible: they are set for the 3 holiday weekends each year.

May – Memorial Day, Saturday 11 am on the beach

July – 4<sup>th</sup> of July, Saturday 11 am on the beach

September- Labor Day, Saturday 11 am on the beach

6. Road maintenance fees are \$50 for the first lot and \$25 for each additional lot and are due by May 1<sup>st</sup> each year.  
Road right of way is 25 ft plus 5 ft on each side. Keep all fences or structures back off road right of ways.
7. Beach area: No motorized vehicles of any kind on the beach.

Do not leave trash on the beach; bottles, cans, fishing supplies, ropes, etc.

No fires on beach property. Safety for everyone using the beach and water is a must.

8. All pets should be on a leash and all their business picked up, please respect other's property
9. Anyone not following the By Laws will be asked to leave the area, eg. Beach area, road frontage of neighbors property, etc.
10. We're not responsible for any accidents or injuries on the beach, roads, or any subdivision property.
11. Campers should not be pulled in before May 1<sup>st</sup> and should be pulled out by October 15<sup>th</sup>, per FEMA regulations.  
However campers may remain on lots through hunting season.