

Old Wagon Wheel Ranch

Preliminary Deed Restrictions

- 1) The Property herein conveyed shall be used only for residential purposes and as allowed herein. A home business with an office in the home is allowed.
- 2) All homes are to be a minimum of 900 sq. ft. of conditioned living space. Double wide mobile homes and manufactured homes shall be allowed. Barndominiums are allowed and shall have a minimum of 900 sq.ft. of conditioned living space. Single wide mobile homes are not allowed.
- 3) Campers and RVs are not allowed as a primary or permanent residence. Campers and RVs can be used as temporary living structures for a period of up to 12 months during home construction.
- 4) There shall be a minimum 120' building setback from all sides of the property lines. This setback also applies to hunting blinds, stands, feeders, trailers, vehicles, campers, etc.
- 5) Household pets can be kept on the Property, provided they are not allowed to run at large, and none can be kept, bred, or maintained for commercial purposes or kept in such substantial numbers as to constitute a nuisance or health hazard.
- 6) Farming and ranching activities are allowed for satisfying agricultural property tax exemption. All livestock and any animal of any type shall be controlled and contained in a manner that is not offensive to neighbors. No more than 1 pig/swine at any time. All farming and ranching activities shall utilize best possible practices and follow all County guidelines.
- 7) The property shall not be used as a dumping ground for rubbish, chemicals or waste material of any kind. No junkyards, wrecking yards or salvage yards.
- 8) No inoperable or abandoned vehicles, trailers or campers shall be permitted on the property unless stored in a building out of sight.
- 9) No noxious or offensive activity shall be carried on upon any Property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 10) No Property owner or his or her successors or assigns shall use any Property or any part thereof for any illegal purposes. No professional business or commercial activity to which the general public is invited shall be conducted on any property. No owner shall interfere with the right of any other owner to enjoy the peaceful use of his/her Property. No commercially related activity such as manufacturing or storage of equipment or supplies for sale shall be permitted.
- 11) No Property shall be resubdivided.