

35732
SHORT MOUNTAIN VILLAGE

DECLARATION OF PROTECTIVE COVENANTS

1. The Grantors reserve unto themselves, their successors or assigns, the right to erect and maintain telegraph and electric light poles, conduits, equipment, sewer, gas water lines, or to grant easements or rights-of-way, therefore, with the right of ingress, for the purpose of erection or maintenance on, over, or under a strip of land Fifteen (15) feet wide at any point along the side, rear or front lines of any said lots, or within Forty (40) feet from the center of any road right-of-way. Such a right-of-way for utility lines may also be utilized by the said Grantees in the use of their lot.
2. Lots shall be used for residential purposes and no dwelling shall be less than 560 square feet; if a home is used, it shall be made permanent, with side yard.
3. If garage or storage shed is built on a lot, it shall conform in general appearance to the dwelling.
4. No buildings or dwellings shall be erected within Fifty (50) feet from side of lot or rear.
5. Garbage and trash containers must be covered at all times, and premises shall be maintained in a neat and orderly manner.
6. A road maintenance fee of Thirty (\$30.00) dollars per year will be charged payable to landowner's committee. Before a lot can be sold, maintenance fee must be paid.
7. No timber shall be cut upon the parcel until the tract is fully paid for except for sufficient room to erect a dwelling.
8. No trucks, buses, old cars, or unsightly vehicles of any type or description may be left or abandoned on said tracts.
9. When 80% of the lots have been sold, owner association to be formed.
10. Invalidity of any one of these covenants by judgement or Court Order, shall in no wise affect any of the other provisions which shall remain in full force and effect.
11. The Grantors do hereby grant and convey to the property owners, for their private use forever, all the roads and right-of-ways as designated on the Plat of Short Mountain Village.
12. Grantors reserve a right-of-way, over all roads to Short Mountain after all lots have been sold for any and all proper and pertinent uses and purposes for themselves, their heirs, successors and assigns.