

## Preliminary

### Draft 3.0 of CC&R 09/07/21

- **Single-family use restriction.** Lots should be used only for single-family residential dwelling purposes.
- **Short-Term Rentals Prohibited.** Short term rentals (less than 30 days) are prohibited, except for lot 1.
- **No Commercial business.** No commercial business may be run on the property with the exception of individuals working remotely through the internet or phone or other digital means except for lot 1.
- **Garage requirement.** Except lot 1 & 4, Each single-family home constructed shall have an attached garage for not less than 2 garage stalls.
- **Trailers and Temporary Structures.** No trailer, mobile home, garage, barn or outbuilding shall at any time be used as a residence upon any lot.
- **OutBuilding Limitation.** Except for Lot 1, outbuildings are limited to 1 new outbuilding and not to exceed 1,600 Square feet.
- **Vehicles parked outside.** All vehicles, atv, boats, RVs must be parked inside except for temporary periods of less than 72 hrs.
- **Agriculture Animals.** Except for lot 1 & 4 no agricultural animals except chickens which must be limited to 6. Lot 4 may have up to 4 agricultural animals except pigs. Pigs are prohibited on all lots.
- **Gas powered Off Road Vehicles Prohibited.** No gas powered off-road vehicles (ATVs, UTVs, snowmobiles, dirt bikes,) should be used or driven for recreation purposes on property. This is to avoid excessive noise that may interfere with neighbors peace and enjoyment. Exception: Such vehicles can be used for gardening, plowing snow and other property maintenance.
- **No Further Division.** No lot shall be further divided into smaller lots.
- **Offensive Activity Prohibited.** no noxious or offensive trade or any other activity shall be carried on, nor shall anything be done which constitutes or is likely to become a nuisance to the single-family character of the neighborhood.
- **External Wood Burners Prohibited.** External wood burners or other devices that produce large amounts of smoke are prohibited.
- **Tall Structures are Prohibited.** The erection or installation of windmills, towers or other like structures that may obscure views are prohibited except for lot 1
- **Dog Limitation.** Dogs are limited to 2 per lot.

Estimated cost for maintenance of shared road \$100/month per lot.