

The Property shall be subject to the following restrictions:

1. Property shall be used for residential purposes only;
2. Homes shall be at least 50% masonry construction (Hardi-Plank material or similar cement board materials qualify). Living area of the main home shall not be less than 1,600 sq.ft;
3. Detached garages, barns, metal buildings, etc., may be front entry garage, but the front of these structures must be equal to, or behind the rear plate of the main residence;
4. Setbacks will be determined by Clint Walker or his designee on a per lot basis to ensure value and buildability of remaining lots;
5. No mobile homes allowed;
6. Farm animals and household pets are allowed, provided they are kept in fenced enclosures, cages, or are leashed. No commercial feeding or feed-lot operation is allowed;
7. No property shall be used or maintained as a dumping ground or used to store automobiles, farm equipment, or machinery that is not in working order;
8. All buildings must be approved by Clint Walker or his designee;
9. Properties cannot be subdivided;
10. No businesses are allowed on property unless approved by Clint Walker or his designee. This includes leasing of hunting and fishing rights or the sale of water; and
11. No cutting or trimming of trees in the 60' road/utility easement without permission from Clint Walker or his designee.