

## **DRISKELL WOODS ESTATES DEED RESTRICTIONS**

(subject to review and final drafting by an attorney)

In consideration of the premises, said property is hereby made subject to the following restrictions, limitations, conditions and protective covenants, reservations and easements.

1. All homes shall have a minimum of 2,200 square feet of heated and cooled living area.
2. The Property shall be used for single family dwelling, residential only.
3. No Mobile homes, Modular Homes or Manufactured Homes shall be placed or built on any parcel. Homes and/or dwellings shall not be built with metal siding. No flat roofs are allowed. The minimum roof pitch for the primary dwelling shall be an 8 on 12 pitch.
4. No parcel shall be used as a dirt pit or landfill. No business shall be allowed on any lot. No shooting ranges or ATV/Motorcycle parks are allowed.
5. All homes shall have a minimum set back of 100' from the front lot line and 20' from any side or rear lot line. All out-buildings shall be located at least 50' behind the rear wall of the dwelling. All heated and cooled areas within outbuildings shall not count towards the living area of the primary dwelling. No above ground pools shall be allowed.
6. No resubdivision will be allowed.
7. Each respective owner shall be willing to grant additional utility easements to run across the south 30' of each parcel for power, water, fiber, gas and or sewer for the benefit of the adjacent owners.
8. No junk, no broken cars, and no waste shall be stored or allowed to remain on any lot. No semi-trucks or semi-truck trailers shall be permitted to park on any lot. All boats, utility trailers, tractors and motor homes must be kept behind the rear wall of the residence.
9. No obnoxious or offensive activities shall be carried on that become an annoyance or nuisance to the neighborhood.
10. These restrictions shall run with the land and shall be binding on all owners or upon all parties claiming under or through them, each of whom shall agree to abide by the terms of this instrument which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned owners have hereunto affixed their respective hands this day of \_\_\_\_\_ 2023.

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