

# Easements and Restrictions

## Quick Reference Guide

### **BRECKEN RANCH**

#### **Easements:**

- Brecken Ranch Road - each tract will have a 60-foot-wide ingress/egress easement along the private road.
- Utility Easement - the declarant is reserving for public use any utility easements previously dedicated to CTEC.

#### **Restrictions:**

- No manufactured home, modular home, pre-manufactured home, industrial built home, trailer home or mobile home allowed. RV's and travel trailers can be lived in only temporarily and not to exceed a period of 12 months.
- RV's may be kept on property but must not be visible from neighboring properties or the road.
- Bardominiums are allowed.
- STR's are allowed.
- Noxious or Offensive Activities Prohibited.
- No Rubbish, trash or garbage allowed.
- Animals - no swine, pigs, hogs, or poultry farms. No commercial feedlots.
- No Mining or excavation allowed.
- No Sale of Water or Water Rights.
- No RV Parks
- Setbacks: 50' from front property line and private road, and 20' from north and south neighboring properties.
- No more than four structures per 10 acres.