RESTRICTIONS FOR STONEY POINT SUBDIVISION

1. No homes smaller than 1,350 square feet of heated living space (first and second floor).

2. No modular, mobile homes, temporary buildings. Or used residential buildings.

3. Twelve months to complete construction from the time work is started (trailers or motor homes are permitted on site during construction).

4. The home's architectural style must conform to New England theme, i.e. New England saltbox, Cape Cod, etc. Blueprints must be approved by developer.

5. No vinyl or aluminum, metal asbestos, or bare cinderblock siding.

6. No vinyl or aluminum material is permitted for gutters, soffits, eaves, and cladding for doors and windows.

7. No satellite dished over 18".

8. Zero setback from easement on the road and 10" setback on other property lines.

9. Garage or outbuildings must be architecturally compatible with home, using like materials.

10. No farm animals.

11. No unlicensed vehicles permitted outside.

12. Lots must be kept clear of debris and/or junk.

13. All fuel tanks must be installed underground.

14. Upon purchase of property, owner becomes a member of the homeowners association.

15. No above ground swimming pools.

16. Rentals are permitted, the association must approve any other commercial enterprise by the majority vote.

17. No permanent outdoor toilet facilities or any type of outdoor privy will be used or maintained on the property.

18. The only way any restriction can be changed is by unanimous vote by <u>all</u> property owners of Stoney Point Subdivision.