

## **RESTRICTIONS:**

- The property shall be used for private residential or agricultural purposes only. Commercial, industrial, or business activities are prohibited, including home-based businesses involving on-site consumer traffic. Notwithstanding the foregoing, the keeping of large livestock is permitted, provided the density does not exceed one (1) animal per acre (e.g. horses and cattle).
- The keeping of swine or the operation of commercial poultry operations is strictly prohibited. Notwithstanding this restriction, the maintenance of a non-commercial, 'backyard' chicken flock for personal use is permitted.
- The property shall be improved only with single-family, site-built residential dwellings. No single-wide or double-wide manufactured homes, modular homes, tiny homes, duplexes, apartments, townhouses, or 'basement-only' dwellings shall be permitted on the premises.
- No House or Dwelling shall be constructed thereon having less than One Thousand Six Hundred (1,600) square feet of heated floor area for single story homes and less than Two Thousand Two Hundred (2,200) square feet of heated floor area for 2 story homes
- During any period of construction, and at all times thereafter, no trash, refuse, or debris of any kind shall be allowed to accumulate on the property. All owners are responsible for the proper containment and disposal of waste to ensure that no trash is carried, blown, or otherwise deposited onto adjacent lots, tracts.
- No chain-link fencing shall be permitted between the front building line of any residential dwelling and the street or road frontage.

- No signs shall be displayed to the public view on any lot or tract, with the exception of one (1) professional sign of not more than five (5) square feet advertising the property for sale. This restriction shall not apply to signs used by a builder or developer to advertise the property during the construction and initial sales periods only.
- No telecommunication tower, cell phone tower, radio mast, or any other communication structure or antenna shall be erected, maintained, or permitted on the property. This restriction applies to all such structures, whether for private, commercial, or public utility use.
- The establishment or maintenance of a junkyard, salvage yard, or commercial storage facility is strictly prohibited. No buildings or structures shall be erected or used for the commercial storage of vehicles, equipment, or materials, nor shall any lot be used for the outdoor accumulation of scrap, inoperable vehicles, or refuse.