

## General Restrictions

The following restrictions and covenants shall run with the land and be binding upon all future owners of said land.

1. No lot shall be used except for residential purposes. No residential structures on any lot shall be designed, constructed or used for more than one (1) family; and only one (1) house is to be erected or constructed on any lot and/or tract of the above-described property.
2. No house or residence shall be constructed thereon having less than one-thousand four hundred (1,400) square feet of heated floor area.
3. A setback of ten (10) feet shall be required from property line and twenty-five (25) feet from beginning of road right-of-way.
4. No permanent outside toilet facility or any type of outdoor privy will be used or maintained on said lot.
5. No one will be permitted to have a junk car or junk trash, garbage, or scrap accumulation on said lots. Any vehicle unlicensed in the current year will be considered a junk car.
6. No poultry, livestock or animals shall be allowed or maintained on any lot at any time; provided, however this shall not preclude the keeping of dogs or cats, or other household pets, as such; provided further; however, that the keeping or raising of dogs, cats or other animals for commercial purposes shall not be permitted.
7. No house trailer, double wide house trailer, modular home or any type of home which is not constructed on site shall be placed or erected on said lots.
8. Camping on the property will be allowed only during construction of the home and shall not exceed a period of nine (9) months total.
9. Any home destroyed by fire shall be cleaned up within six (6) months.
10. Only one detached building of any type will be permitted on any lot. Any such building must be consistent with the same materials and construction as the house located thereon.
11. No concrete block, used in the foundation or elsewhere, in the construction of any building erected on the lots shall be permitted to be visible above the ground level.
12. Fences are not permitted over five (5) feet high.