DEED RESTRICTIONS

For Tracts: 3,4,5,6,7 & 9

\*Residence shall be a minimum of 1400 sf. If multi-level, ground level must be 1000 sf

\*Residence to be 25’ set back from property line

\*Utility Easements are recorded on plat and must be adhered to for adjoining lots as needed for installation and maintaining need utilities.

\*No mobile homes or manufactured homes considered customarily as single wide or double wide homes allowed. No temporary structures.

\*Single Family Residence only. No commercial business.

\*All vacant tracts must be mowed at least 3 times a year and all lots shall be kept in a healthy, sanitary and attractive condition at all times.

\*No noxious or offensive conditions or nuisances permitted. No junk vehicles or other unroadworthy or inoperable vehicles are to be kept on property.

\*No garbage/trash or unwanted materials may be left or stored on property.

\*Hobby farms allowed with maximum total of 3 livestock animals of horse, cow, sheep &/or goat. NO swine allowed. No more than 3 dogs or cats allowed and no commercial dog kennels or breeding facilities.

\*Tract #6 & Tract #8: the large OAK Tree that is corner lot for property line SHALL NOT be cut unless tree becomes unhealthy and a safety issue.