

Covenants and Restrictions:

1. These covenants and restrictions are made covenants running with the land and shall be binding on all lot owners, their heirs, devisees or assigns for a period of thirty (30) years from the date of September 1, 2001.
2. Lots are for residential purposes only. No commercial business, i.e., repair shop, manufacturing, etc. shall be conducted on any tract. This would not prevent an owner from having a home office, unless it generates public ingress and egress.
3. This property is intended to be used for permanent and second home sites as well as recreation property. The intent of these restrictions is not to prevent an owner from coming to the property seasonally and spending a short period of time camping, using a motor home or a camper as a shelter. However, no motor home or camper shall be left on any lot for a period greater than 90 days and in no way used as a permanent dwelling. Periodic tent camping would be allowed under these covenants
4. All fencing for livestock shall be board or vinyl fence where bordering existing roadways. All fences must be maintained in a state of good repair. All driveway connections must be piped so as to not restrict ditch line water flow.
5. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become obnoxious, a nuisance or a health hazard to the neighborhood.
6. No structure of a temporary character, trailer, mobile homes (single wide, double wide or triple wide) basement, tent, shack garage, bam or other outbuilding shall be used on any lot at anytime as a residence, either temporarily or permanently. This does not prevent construction of modular homes. All homes must be on a permanent foundation.
7. No exposed concrete, cinder or concrete masonry foundation shall extend above finish grade so as to be visible from an adjoining property.
8. Trash, garbage or other waste shall not be kept except in sanitary containers. Non operating vehicles or unlicensed vehicles, unused objects or apparatus, or clutter of any kind or any portion thereof, shall not be permitted to remain on any parcel.
9. Minimum living space shall be as follows:
 - (1) Single story dwelling shall have a minimum floor space of 1,000 square feet.
 - (2) Two story dwelling shall have a minimum floor space of 1,800 square feet.
 - (3) Building set backs shall be 25 feet from all boundaries