

Deed Restrictions, New Gulf Cottages

1. Keep clean and remove fallen trees and limbs.
2. Keep lot mowed on a regular basis and do not allow grass and weeds from growing over 18 inches in height.
3. Any excavation or construction will not restrict the drainage downstream.
4. New Gulf Cottages, LLC will monitor these deed restrictions and have the right to file a suite against the violator for 10 years after the property has been conveyed.
5. All construction plans must be approved by Stuart Heighten or his designee.
6. All perimeter fences must be installed in a workman like manor with what is considered standard in the area. All mesh wire fences must be braced with 4' line posts and 6' corner top post with a smooth wire top to stabilize the mesh. Each post must be sent in screened aggregate or concrete.
7. All privacy fences must be constructed with 6' treated or cedar material and braced properly.
8. All homes must be constructed of at least 75% brock or equivalent and must be at least 2000 sq. ft. in living size.
9. ATVs must be confined to the area owned. Riding up and down private road in ATV's is strictly prohibited and will be enforced by local authorities.
10. Shops and workshops are permitted if they are set back at least 200 feet from the front plane of the lot and no less than 10 feet from the side lot line or rear lot line. The building must be constructed of material that aesthetically conforms with the color of the home.
11. All fences must be stained or painted dark earth tone colors.
12. All driveways must be constructed with concrete or asphalt within 180 days of completion of the construction of the residence.
13. All septic systems and wells must follow the county system guidelines and specifications.
14. The lot will be for residential properties only with the exception of a home-based business and all inventor to be out of view.
15. All dogs, cats and livestock (within reason) must be confined on the owner's property. No pigs allowed to be on the property, with the exception of 4H and FFA projects.
16. No mobile or modular homes.
17. RVs are allowed to be used as short-term residences as long as they are clean in appearance and well kept on the exterior during new construction. They must be removed with in 2 months of home construction unless kept in an enclosure.
18. No portion of the owner's property shall be used as a dumping ground, storage place for garbage, junk, abandoned automobiles or any type of waste materials.
19. Small caliber firearms may be discharged but no target practice or shooting ranges; only for smaller predator control.

