

# Connor Landing Subdivision Deed Restrictions

## 1. Single-Family Residential Use Only

All lots shall be used for single-family residential purposes only. No commercial or multi-family use shall be permitted.

## 2. Prohibition on Subdivision

No lot may be subdivided or split from its original surveyed configuration. Each lot shall remain whole and intact as recorded.

## 3. Minimum Dwelling Size

All residences constructed on any lot must have a minimum of 1,800 square feet of heated and cooled living area, exclusive of porches, garages, and outbuildings.

## 4. Structure Requirements

All accessory structures (including shops, garages, barns, etc.) must match the primary dwelling in color and general appearance, including paint color and overall scheme, but do not need to be constructed with the same materials.

No mobile homes, manufactured homes, or tiny homes shall be used as permanent residences.

RVs and travel trailers are acceptable for temporary residence not to exceed 12 months while the dwelling is being built.

## 5. Setback Requirements

All buildings and structures must meet the following minimum setbacks:

- 100 feet from the front property line or edge of the road right-of-way.
- 50 feet from each side property line.
- 50 feet from the rear property line.

## 6. Agricultural & Commercial Restrictions

No commercial poultry, swine, or livestock operations shall be allowed, including but not limited to chicken farms or swine farms.

No landfills, junkyards, or salvage yards are permitted on any lot.

## 7. Utilities and Wastewater

Each lot owner is solely responsible for their own water supply and sewage disposal, which shall consist of a private well and an on-site wastewater treatment system (septic or approved aerobic system) installed in accordance with state and local regulations.

## 8. Shared Road Agreement

All roads within Connor Landing that provide access to multiple properties shall be private and shared among the property owners.

- Each lot owner shall have a non-exclusive easement for ingress and egress over the shared road.
- All lot owners who benefit from the shared road shall share equally in the maintenance, repair, and improvement costs of the roadway.
- There shall be no homeowners association (HOA), and no annual dues or assessments. Each lot owner is responsible for maintaining the portion of road that fronts or serves their property, as well as contributing fairly to group maintenance of common segments.

## **9. Enforcement**

These restrictions shall be enforceable by any lot owner within the Connor Landing Subdivision. Violations may be addressed through legal action, including injunctive relief. Costs of enforcement may be recoverable by the prevailing party.