

The Ranches at Royal Pines

Highlights of CCRs

Assessments: The initial HOA Assessment shall be \$995 per tract per year.

Well & Septic required. All wells and septic systems, required, must be installed to meet minimum county and state regulations.

Single Family Residential Construction Only. Mobile Homes and Manufactured Homes are prohibited.

Minimum Square Footage: Residential Structures shall contain a minimum of 1400 square feet of airconditioned space. Guest House shall contain a minimum of 700 square feet of airconditioned space.

Accessory Buildings. Accessory Buildings including barns, stables, detached garages and sheds are allowed, should be of a similar style and color as the primary home, but may also be made of metal. All such buildings shall be erected behind the primary residence. No Accessory Building shall be used as a residence at any time.

Pastures and Fields. Pastures shall be fenced and maintained at all times and shall be located behind the residential structure. Agricultural fields shall be located behind the residential structure.

Building Materials. All constructed homes must be built with brick, stone, wood, stucco, concrete board (a.k.a. "hardy-board") or a combination of any of the above material. Barndominiums style structures are permitted and may be constructed of metal. Roofing material must be quality architectural shingles or standing seam metal roofing. All roofing colors must be approved by ARC.

Setbacks: Front Setback: 100 feet, Rear Setback: 50 feet, Side Setbacks: 50 feet

Fencing. All perimeter fences erected on any Lot shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance.

Construction. There shall be no timeframe to build; however, any residential building or improvement commenced upon the property shall be completed as to the exterior finish and appearance within twelve (12) months from the commencement date.

RVs. RVs shall be allowed but must be stored in an enclosed garage. RVs shall not be used as a residence except during the construction of the primary residence, which shall not exceed 12-months.

Livestock and Animals. Except as provided below, no animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats and other common household pets may be kept on said Lots provided they are not kept, bred or maintained for commercial purposes and do not become a nuisance or threat to other owners. Unless leashed, all animals must remain within the boundaries of the animal Owner's Lot(s).

No exotic, wild and/or dangerous animals or emus, peacocks, ostriches, reptiles, roosters, hogs or swine of any nature shall be permitted within the subdivision. There shall be no commercial livestock feeding operations conducted on any Lot.

Subject to limitations contained in this subsection (b), each Lot in the Subdivision may be used, in addition to other permitted uses, for the purposes of raising, training and breeding the hereafter names domestic livestock and animals. Unless otherwise approved in writing by the HOA, only the following livestock and animals, and in the following numbers, may be kept, raised, trained or bred upon any Lot in the Subdivision.

Group A: Horses, Cattle, Sheep & Goats no more than one (1) Group A animal per acre

Group B: Rabbits, Ducks, Turkeys,
Laying Chickens, Pigeons, and
other varieties of birds and small
animals (other than the prohibited
animals listed above) no more than an aggregate of three (3) Group B animals per acre

Buyer Signature

Buyer Signature

Date