

Deed Restrictions

Use and Activities:

Designated Usage: Single Family Residential use only, with a minimum required are. The total area of a Residence, exclusive of porches, garages, or carports, must be 1,600 square feet

Subdivision Prohibited unless keeping with Lots of 20 acres or greater may be subdivided with no lot being less than 10 acres after subdivision

Perimeter Fencing. All other fencings not fronting a public roadway will be categorized as Perimeter Fencing. Proper perimeter fencing to be of same type and material as Frontage Fencing or minimum 4” diameter cedar post or other wood post. Quality metal T-posts can also be used with the following options (1) five to seven-wire barbed-wire, or (2) net or smooth wire field fencing, or (3) smooth wire horse fencing to include top board rail. 8’ game fence can also be used but must be constructed a minimum of 100’ from front tract line Front being the tract line along Count Road 316.

Prohibited Activities:

any illegal activity;

any nuisance or noxious or offensive activity;

any dumping of rubbish;

any open storage of building materials except during the construction or renovation of a Residence or Structure;

any open storage of unsightly objects unless completely shielded by a structure;

any keeping or operation of commercial dog kennels;

any keeping or operation of commercial chicken/swine houses or related to poultry/swine business;

any commercial operation of a business or profession, excluding reasonable home office use of Residence;

any installing, keeping, or storing a mobile home, RV, modular home, manufactured home, or similar offsite prefabricated or manufactured housing; with the exception of: storage of one (1) motor home or recreational vehicle (RV) is permitted on the Owner's Lot once construction of the Residence has begun or upon completion of a Structure used to store motor home or RV. The temporary use of a motor home/RV is permissible by lot owners for recreational purposes not to exceed 45 days per calendar year, and is permitted 60 days before and during the Residence construction unless stored in a Structure. Sewage must be disposed of offsite or into a septic system