

PROTECTIVE COVENANTS FOR 23865, 23877, 23881, 23885, 23889 POLE RIDGE ROAD

- 1.) All structures and non-forested grounds shall be maintained and kept visually appealing.
- 2.) Logging or harvesting of timber for any reason is prohibited. Trees may only be cut to remove a potential hazard to structures or human life, or to clear a site for building construction. Dead or downed trees and debris can be salvaged for use as firewood.
- 3.) No ATV, dirt bike or similar motorized recreational vehicle tracks, trails or courses are permitted to be constructed.
- 4.) No loud, noxious or offensive activity shall be carried on upon the premises.
- 5.) One out building is permitted to be constructed. The size is limited to one-story and 150 square feet. The finished exterior must consist of log or a natural wood siding product, excluding wood panel or plywood products not typically used as such.
- 6.) No inoperative or unlicensed vehicles shall be parked on the property for any extended period of time. No accumulation or storage of discarded personal effects, debris, waste, garbage or any unsightly objects is permitted on the premises.
- 7.) No commercial enterprise with customers coming and going is permitted. Premise use as a nightly vacation rental is allowed.
- 8.) Domestic farm animals, large or small, are not permitted.
- 9.) Dogs, cats and other household pets shall not be bred or maintained for commercial purposes. Excessive dog barking and aggression shall be controlled.
- 10.) No tent, camper, school bus or recreational vehicles shall be used as a residence or rental, either temporary or permanent. Recreational camping is permitted.
- 11.) In case of total structure loss due to fire or other disaster, the replacement structure shall be constructed of similar material and style. No single or double wide mobile homes, or other off-site manufactured homes, are permitted.
- 12.) Land cannot be split or subdivided.
- 13.) Except for legal hunting, no firearms shall be discharged on the premises.
- 14.) Invalidity of any of these covenants by judgment of court order shall in no way affect any of the other provisions, which shall remain in full force and effect.