

"RESTRICTIONS FOR CEDAR GROVE ESTATES"

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1. Mobile homes are permitted in subdivision, lots 1 through 22, lots 37 through 42 and lots 49 through 58, but have to be underskirted or on a permanent foundation, with outside to be kept neat at all times. No Mobile homes are permitted on lots 23 through 36 or lot 43 through 48.
2. No lots shall be re-subdivided unless they are five (5) acres or more, then can be subdivided one (1) time based on approval by local Health Department.
3. Cabins shall have a minimum of 480 sq. ft. of living space on first floor, excluding porches and decks. Any garages or buildings must conform generally in appearance and material with any dwelling on the said lot or built out of decent material.
4. No junk cars or unsightly vehicles of any type may be left on said lots.
5. There will be no road maintenance dues on lots fronting on state maintained road. All lots entered from subdivision road will be \$50 fee per year, payable to an owners association, which shall account for any and all income and expenditures. The developer will appoint the committee the first year.
6. The developer will put in all driveways to lots which has been requested by the Department of Highways.
7. No building shall be erected closer than 25' to any road or lot line, with the exception that where two or more lots are used together for the construction of a single unit, then said 25' setback shall apply only to outside lot lines.
8. The utility companies shall have the right to erect and maintain electric and telephone poles, sewers, gas, and water lines, and associated equipment on, over, or under a strip of land ten (10) feet wide on either side of the roadways to be built in the subdivision.
9. These restrictions do not apply to the house fronting on Rt. 29 as Lot #1 or the farm house with 26.5 acres fronting on Frank Haines Road.
10. All the provisions set forth herein shall be deemed covenants running with the land and shall be expressed in the deed. This Declaration may not be amended in any respect except by the execution of an instrument signed by the OWNERS of at least sixty-five percent (65%) of the lots in "CEDAR GROVE ESTATES", which instrument shall be filed for recording among the Land Records of Hampshire County.