

### **DEEDED RESTRICTIONS - THREE REASONS ESTATES**

- 1.** No structure of a temporary character, i.e. camper, mobile home, trailer, basement, tent, shack, barn, garage, or other outbuildings shall be used on said premises at any time as a residence, either temporary or permanently. This restriction shall not be construed to ban the use of tents, campers, and motor homes by lot owners on a temporary basis for up to 72-hour period no more than 3 times per year. Campers, tents, and motor homes cannot permanently be stored on the street or within sight of the street, only upon approval of developer.
- 2.** No more than one single-family dwelling shall be erected on the lots. The total living space of the dwelling must be at least 1,200 square feet. An additional detached garage or out building, similar in construction to the dwelling, shall not be in front of or larger than the foundation of the dwelling.
- 3.** In order to better assure that the single-family residential dwellings conform to a high standard of design and construction quality, each individual lot owner shall do the following prior to construction. All landowners must have an experienced contractor in charge of construction. Prior to any construction, detailed plans, including site layout and elevations must be submitted for review and approval by developer. Overall exterior appearance must adhere to the surroundings. Dwellings exterior must be of natural substances, i.e. log, cedar, stone, brick, etc. Developer shall have 30 days to review said plans, then render an approval, disapproval, or modifications.
- 4.** L.A. Horn Excavating & Construction, Inc. shall be the only exclusive excavator and concrete contractor permitted in the development for, but not limited to site excavation, foundation, sewage treatment system, and concrete work.
- 5.** Only a minimum of trees shall be moved to accommodate the dwelling, driveway, septic, etc. **NO CLEAR CUTTING** of said lot. All trees and stumps, etc. removed for construction must be chipped or removed from lot. No piling of any kind permitted on lot.
- 6.** No structure, even if placed on a permanent foundation, that has ever has wheels, a tongue, or steel undercarriage may be placed in this development.
- 7.** Lots may not be divided into smaller lots.
- 8.** All lots must have off street parking for minimum of 2 cars with a turn around in said driveway.
- 9.** The entire exterior and front landscaping must be completed within one year from the commencement of the construction.
- 10.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, other household pets and equine may be kept, provided that they are contained on their lot and are not kept, bred, or maintained for any commercial purpose. Equine may be kept for owners use only.
- 11.** A small padlock may be constructed for equine; no permanent pastures may be placed on said lot. To protect the trees, no fencing of any kind may be attached to any trees on the lot.
- 12.** No heavy truck, junk vehicle, non-operable vehicle, equipment, trash, rubbish, or debris is to be parked, kept, or stored outside on the premises at any time.
- 13.** No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall be kept except in a refuse container. Fires must be contained, enclosed, and supervised.
- 14.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the development, including but not limited to loud motorized vehicles, use of firearms.
- 15.** No billboards, signs, or unsightly objects of any kind may be kept or constructed on any lot, except for "for sale" signs typically used by real estate companies.
- 16.** No intoxicating liquors or beer shall be manufactured for sale, kept for sale, or sold on any lot.
- 17.** No commercial business shall be operated from said lots for example, but not limited to trail riding, hiking, rappelling, camping, etc. This does not however exclude a cabin rental business that must abide by the above deeded restrictions and are under approved management.