

DEED RESTRICTIONS FOR CROSS MOUNTAIN WEST

1. All lots and every part thereof are restricted to single family residential uses exclusively and none of said property shall be used for business or commercial purposes.
2. No dwelling house shall be constructed upon any lot in this addition, which contains less than 1500 square feet of living area, exclusive of garages, carports and porches, and all dwelling houses shall have masonry construction or brick, rock or stucco veneer covering not less than 80% of the exterior wall area. The exterior wall area shall not include the area occupied by entrance doors, windows, garage doors or gables.
3. Only new construction materials (except for used brick or stone) shall be used in construction of any structure situated on a lot.
4. No swine or any other animals or poultry that are noxious or offensive shall be kept upon any lot or portions thereof.
5. Every dwelling constructed upon said property shall be provided with sanitary, indoor plumbing and no permanent outdoor privies shall be permitted.
6. No trailer, trailer house, modular home, tent, shack, garage apartment or servant's quarters shall ever be used as a dwelling, temporary or permanent, in evasion of these restrictive covenants and conditions.
7. No shack, trailer, trailer house, modular home, or tent shall ever be placed upon any of said property for dwelling or any other permanent purpose, except that trailers belonging to individual owners of said property may be stored upon the premises provided they are not used for dwelling purposes.
8. No dwelling house or other structures shall be moved upon the premises from outside said addition, except with the express consent of a majority vote of the lot owners, each lot to be allowed one vote.
9. All restrictive covenants and conditions herein shall apply to future remodeling of buildings and to rebuilding in case of destruction by fire or the elements.
10. No fence, wall or hedge shrub, which obstructs sight lines at elevations between two

and six feet above the roadway shall be placed or permitted to remain on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines. All fences shall be constructed of new material (except for used brick or stone).

11. No dwelling shall be erected or placed on any lot on which the lot width is less than 70 feet at the minimum building set back line.
12. No noxious or offensive activity shall be carried upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood such as a secondary business as auto mechanic or repair shop.
13. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builders to advertise the property during the construction and sales period. The developer may erect a sign of larger size in conformance with city ordinance to advertise the development as long as there remains any unsold lots in the development.
14. No fence or wall shall be erected nearer the front property line than the front of the dwelling.
15. No inoperative vehicles shall remain parked on the premises, in streets or in alleys, for longer than thirty (30) days.
16. All boats, boat trailers, stock trailers, 18 wheelers, tractor trailer trucks, or trailers of any kind, and all vehicles having a load capacity of greater than one (1) ton, shall be parked on the property of the lot owner, and shall not be parked on any street or alley.
17. All outbuildings such as tool sheds, storage houses, trailer ports, etc. shall have the exterior walls constructed of standard building materials, including colored metal and painted concrete block. Galvanized metal on the exposed walls of any such outbuilding is expressly prohibited.
18. No residence shall be occupied until construction of the interior and exterior of the residence is completed.
19. The erection or construction of log homes shall be prohibited in this subdivision.
20. Each owner of a lot in the subdivision shall keep said property clean and neat in

appearance and free of litter at all times, including the occasional mowing of grass and weeds which shall enhance the beauty of the subdivision and act as a fire protection measure.

21. Property owners shall not dump any litter, any household garbage, refuse or dead animals into Town Creek, which runs along the western side of this subdivision.
22. All residences shall require a two (2) car garage that shall be erected simultaneously with erecting of the residence and shall be constructed in accordance with all these restrictions. All garages shall have masonry construction or brick, rock or stucco veneer covering not less than 80% of the exterior wall area. The exterior wall area shall not include the area occupied by entrance doors, windows, garage doors, or gables.
23. No garage shall ever be converted into a room or living quarters without adding an additional 2-car garage at the same time.
24. All construction or remodeling on a residence and garage shall be completed within nine (9) months of the day such construction begins.
25. Developer may at its sole discretion enforce these restrictions but is under no obligation to do so.
26. The covenants and conditions set forth above shall be covenants running with the title of any lot or division of any lot.
27. No fences or walls shall be erected closer than 25' of any streets in Cross Mountain West that run East and West, which are the following streets: Lupine Lane, Paintbrush Hollow Street, Persimmon Court and Agarita Court.
28. No one shall interfere with any natural drainage pattern or constructed drainage system established by the development by altering any slopes, constructing or destroying any retaining wall or obstructing or changing the contour of any channel, swale, or embankment, or taking any other action which will or is likely to retard, change, or interfere with drainage or create erosion within this area.