

Deed Restrictions

On Shady Oaks Ranches

Section 1. **Tract Size and Subdivisions** - The property may be slit no more than four (4) times with no tract being smaller than 25 acres. Once the parent tract (129 +/- acres) has been split four times, there will be no further divisions allowed.

Section 2. **Land Uses and Building Type** - All lots shall be for residential purposes only. No trailer houses, mobile homes or manufactured homes shall be allowed and may not be placed on or used on any lot. As used herein, the term "residential purposes" shall be construed to prohibit the use of said lots for apartment houses, commercial duplex houses, or other multifamily units. Lot owners shall not excavate, remove or sell the soil or remove timber other than for the reasonable use, upkeep, and maintenance of the property.

Section 3. **Dwelling Size** - Any single story residence on any lot must have floor area of the main residential structure, exclusive of porches, breezeways and garages, of not less than 1600 square feet any any 1.5 or 2 story dwelling must have total floor area of both floors of not less than 1,800 square feet, exclusive of porches, breezeways and garages.

Section 4. **Construction Materials** - All structures must be constructed with new materials, except those used for antique effect if such use is appropriate for the structure and does not detract from the appearance of the structure. The exterior of all homes must be constructed of at least 70% masonry, brick and / or stucco or a combination thereof.

Section 5. **Lot Lines and Setbacks** - Minimum setback from any property line is 80 feet.

Section 6. **Completion of Construction** - Construction of dwelling shall be completed within 9 months from the date the foundation is poured and all construction shall be performed by an experienced, competent general contractor.

Section 7. **Storage, Garbage, Refuse and Prohibited Items** - No lot shall be used or maintained as a dumping ground for rubbish. No automobile, truck, trailer, boat or any other vehicle shall be abandoned on this property nor shall there be any dumping or placing of unsightly objects of any kind on the property.

Section 8. **Animals** - No swine, individually penned chickens, or animals of a dangerous nature may be raised or maintained on any lot. In no case shall any commercial feedlot operations be allowed.

Section 9. **Sewage Treatment** - No non permitted sewage system shall be installed on any lot and no residence shall be occupied until a permitted sewage system has been installed. No outside toilet will be permitted with the exception of those used during the construction process of a home and will be removed promptly upon completion of construction.