

RESTRICTIONS FOR HIDDEN MEADOWS

The above mentioned property shall be subject to the following restrictions and provisions:

- 1) No subdividing resulting in a lot of less than 4 acres.
- 2) One single family residence per lot of permanent construction. Minimum above ground living space of 1,500 square feet. Minimum of 1,000 square feet on first floor if more than one story. Construction of residence must be completed within 9 months of beginning. Cabin on lot 6 is exempt from this building minimum.
- 3) Sewage lagoons are not permitted, excepting lot 15, acreage sold to Campbell and Norris.
- 4) Mobile homes, prefab and modular homes are not permitted.
- 5) No outbuildings may be constructed prior to completion of residence unless approved by a majority of the trustees.
- 6) No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used as a place of residence temporarily or permanently.
- 7) No animals, livestock or poultry of any kind shall be raised, bred or kept except two(2) dogs or cats provided they are not kept or bred for commercial purposes. No dog or cat shall be permitted by the lot owner to be off the lot of the owner unless on a leash.
- 8) No construction closer than 50 feet of the road easement or 50 feet of other property lines. The existing house and barn on lot 15 are exempt from this set back line restriction.
- 9) No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood.
- 10) Any vehicle larger than a standard size pickup truck, and any boats, trailers or other miscellaneous vehicles other than operating cars and pickups, must be parked to the rear of the residence.
- 11) Lot owners shall keep their lots mowed on a reasonable schedule as not to create a nuisance to their neighbors. If this is not done trustees have the right to enter the lot to mow it and an assessment may be charged against the lot owner.
- 12) Lot owners shall be assessed \$100.00 per year for road maintenance . This assessment is subject to change by a 60% majority vote of the lot owners.
- 13) Special assessments may be approved by a 60% majority vote of the lot owners.
- 14) Any lot owner who owns two or more connecting tracts will be considered a single lot owner entitled to one vote and may be assessed as only one lot, except the developer, who will have one vote and one assessment for each unsold lot.
- 15) Assessments are due within 30 days after notice. After the due date the assessments will bear a 10% per annum charge until paid and such assessment and interest shall constitute a lien upon said lot.
- 16) These provisions may be revised by a 60% vote of owners, one vote per lot owner.
- 17) Any owner who violates the restrictions may be subject to a suit for injunction by any other owner or owners. The undersigned developer is not responsible for the enforcement of these restrictions.
- 18) The trustees will comprise of 3 in number and will be the governing body for the development. They shall have the right to prepare and enforce all reasonable rules and regulations for the enforcement of these restrictions and covenants. They may also allow for a variance in the restrictions on building set back lines and sewage lagoon restrictions in extenuating circumstances.
- 19) The first board of Trustees shall consist of William Reid, Bret Bell and Philip Reid and shall serve until the first week of November, 2002. Afterwards a new board shall be elected for 3 year terms by the lot owners. The remaining trustees shall select a lot owner to fill any vacancy caused by resignation.
- 20) Unlicensed motor vehicles shall not be operated, nor shall unlicensed drivers be permitted to operate motor vehicles on subdivision road.
- 21) No commercial business.