

Proposed Deed Restrictions

—Homes must be of a permanent nature and larger than 1700 sq feet, excluding garage, porches, patios, detached guest houses, pool houses, etc.

—No trailer homes, mobile homes, manufactured homes, or “pre-fab” homes are allowed, nor may they be stored or located on the property for any function of any kind.

—Maintenance. The residence, property, and all structures on the property must be well-maintained and in a neat, presentable condition. This includes landscaping. The property, including the area around the residence and around all structures, must be free of debris or junk of any kind.

—No part of property shall be used as a junk yard, wrecking yard, tow yard, mechanic yard, scrap yard, derelict car lot, dumping ground, storage yard, commercial nursery, dirt yard, rock pile yard, or trailer park.

—Garages may be attached or detached, as long as they are permanent in nature and have closing garage doors. Carports must also be permanent in nature and should be consistent with the look of the structures on the property. Prohibited car ports include prefab carports, metal pole carports, metal “kit” car ports or car ports using tin, aluminum, and/or tarps.

—The property shall only be used for residential purposes and/or for pasturing livestock as provided above. No commercial, industrial, or business uses are permitted the exception of reasonable home-office based business use.

—Other structures. Any barns, sheds, guest houses, pool houses, storage buildings, and the like must be: 1) of a permanent non-mobile nature, 2) properly maintained and in presentable condition, 4) rust-free, and 5) painted or stained in neutral, earth tone, or standard colors (e.g. a barn can be painted be red, for instance, since that is a common color for a barn). Exposed plywood, plywood panelling, and the like is not permitted on any structure. Any visible damage occurring to the buildings must be repaired within 90 days.

—No abandoned cars, junk cars, broken-down cars, non-functional vehicles, non-functional farm equipment, or broken equipment of any nature may be parked, stored, or abandoned outside on the property, including in the driveway.

—Other non-primary automobiles, motorized vehicles, and equipment — including four-wheelers, farm equipment, tractors, tractor accessories, boats, tow trailers, rarely-used antique cars, and unpowered vehicles — may not be stored, parked or left out in the open or outdoors for more than 10 days. After 10 days, said vehicles/equipment must be relocated or stored/parked in a garage, barn, or other suitable structure so as to be out of sight from all passersby and all neighbors, neighbors' homes, and neighbors' homesites or property.

—No chain link fencing or "fort fencing" shall be erected on the property. Fencing standard for the area, including barbed wire fencing, split-rail, and horse fencing, are permitted. All fencing must be maintained and in presentable condition.

—No tract of land less than 10 acres may be subdivided or re-subdivided from the tract.

—No more than 1 head of livestock per acre or cow-calf unit per acre, shall be pastured on the property. No hogs, swine, emus, ostriches or other "exotic" livestock are permitted on property. 4-H and FFA project animals, horses and cattle are permitted.

—No illegal activity is permitted on property, nor is dumping of rubbish or trash, burning trash, burn barrels, or offensive activity.

—Outdoor storage of building materials (including lumber, dirt piles, rock piles, landscaping material, etc.) is not permitted, except during the construction of a residence or structure.

—No oil or mineral extraction, drilling, or exploration of any kind is permitted on the surface land.

—No signs are permitted, except for signs smaller than five square feet advertising the property/home for sale or rent, garage sales, estate sales, yard sales, and the like. All such signage must be temporary in nature.

—No shooting is permitted other than defensive or to remove varmints. Shooting ranges of any kind are prohibited.

—Damaged or destroyed residences or structures must be repaired within 120 days and the property must be restored to a clean and attractive condition. Any such buildings that cannot be repaired, must be removed within 180 days and property restored to clean and attractive condition.