**Gum Branch Subdivision Exclusions**

1. Property is to be used for single family residential purposes.
2. Upon start of construction, the exterior of any home must be completed within twelve (12) months from the slap being poured and built to applicable building & windstorm/flood codes.
3. Mobile homes are prohibited on the property.
4. Only one home can be built on each tract. Bromoniums are permitted however they must be ranch style with a covered porch across the length of the front of the structure and it must be rocked at least 3.5’ up on all side visible from the road.
5. All structures must be built 50’ off the property line.
6. Before a residence is constructed, Travel trailers and RV’s may be temporarily stored on the Property but shall not be used as a permanent residence. After a residence is constructed, all boats, travel trailers and RV’s must be stored in a garage or removed from the property.
7. No junk cars, abandoned cars or scrap, trash landscaping trimmings or other debris may be permitted on the Property.
8. No pigs will be not permitted on the Property except for 4H and FFA projects.
9. Cows and goats are permitted for the purpose of maintaining the AG exempt status of the property.
10. Horses are permitted
11. No portion of the Property can be divided into smaller tracts.
12. No signs for advertising, or billboards, may be placed on the Property except for one professionally made “For Sale” sign.
13. No activity whether for profit or not, shall be conducted on the Property which is not related to the occupation of the Property for single family residential purposes, unless said activity meets the following criteria: (a) no exterior sign of the activity is present, (b) no additional traffic is created as a result of the activity, and (c) no toxic substances are stored on the Property. Nothing herein shall prohibit the use of home offices or the running on cattle or goats in compliance with the preceding subsections (a), (b) and (c). This restriction is waived regarding the customary sales activities to sell homes in the Subdivision. No activity which constitutes a nuisance or annoyance shall occur on the Property.
14. No minerals development by means of mining or drilling.
15. Easements
16. Power lines exist on tracts 8 and 9 have existing utility easements measuring 100’ that run across the northern portion of the property. These two tracts will grant utility easements to Hamilton County Coop for the purpose of running power to tracts 10 and 11
17. Tracts 8, 9, 10 and 11 have an existing private road that gives them access to their Property. Each of these tracts’ property lines will go to the middle of the said road. Each tract will be granted an easement to the road and will share the responsibility of maintaining the road. Fencing for these tracts must be built 50’ from the center of the private road.
18. Fencing is not required but if fencing is built it must be constructed of traditional ranch type fencing materials including steal pipe corner post, steal T post with barbed wire and/or goat wire. Chain link fencing and any wood privacy fencing is prohibited. Note - Hamilton County is a fence out county so if you don’t wish to have your neighbors animals on your property it is your responsibility to build a fence.