

Declaration of Restrictive Covenants New River Haven Subdivision

1. Campers, RV's, or motor coaches must be licensed and registered with the Department of Motor Vehicles. Vacant or unattended campers, RV's, or motor coaches are not permitted. Unlicensed campers, RV's, or motor coaches may be allowed on the property for 24 months in the event that house construction is being done.
2. No junk yards shall be permitted on said lots. All vehicles shall have current state inspection.
3. No singlewide or doublewide mobile homes shall be permitted on said lots.
4. No outside privies (toilets) shall be permitted on said lots except during construction period for the construction crew only.
5. No "on frame" modular homes shall be permitted on said lots. All modular homes must meet or exceed the same codes and requirements as stick-built homes.
6. Homes shall be a minimum of 1,000 square feet heated floor space. An exception shall be granted for lots 7A, 7B, 8,9,10. Houses built on these lots shall be approved by the adjacent lot owners.
7. No swine or poultry. Pets shall be penned or on a leash or contained on the owner's property. Horses and/or ponies allowed on lots 11-14 as approved by a simple majority of all lot owners.
8. Golf carts, 4-wheelers, all-terrain vehicles such as Polaris Rangers, Kawasaki Mule, John Deere Gators, Yamaha Rhinos, etc. are allowed for purposes of travel to and from common areas from owned lots by residents. ATV clubs and groups will not be allowed or recreation riding that causes a nuisance, is disruptive or is a safety concern to any individual.
9. No hunting of wildlife.
10. All property owners of all locations shall be members of the Road Maintenance Plan and shall abide by all regulations and pay all fees as set forth by the Plan.
11. All lot owners shall abide by all ordinances of Grayson County.
12. Lot owners will have the non-exclusive right to use the common area and will share the cost of maintenance, construction and repair with all other users who may have a right to use the common area. The grantor retains the right to use the common area for the benefit of the remaining land of the grantor.
13. All utilities must be underground.
14. Designated building sites on lots 7B,8-11, & 13 can be relocated with approval of adjacent lot owners.
15. Designated building sites on lots 7B,8-11,& 13 have 80' easements that can be widened with approval of adjacent lot owners.
16. Property line and interior fences shall be approved by the adjacent lot owners.