

## **Restrictions For Window Rock & Davis Cemetery Rd. Development.**

1. Not more than one residence may be constructed on this tract and the property may not be subdivided.
2. The property shall be used for residential purposes only and shall not be used for commercial or cemetery purposes.
3. No mobile homes or manufactured homes may be placed on the property.
4. Any residence constructed on the property shall contain no less than 1,500 square feet of enclosed living area, exclusive of garages, carports, porches and decks. A garage or carport must be constructed of materials matching the exterior of the residence within three years after the residence is constructed or placed on the property.
5. All garages shall open to the rear or side of the residence and all carports shall be located in the rear of the residence.
6. The foundations of all structures shall be faced with brick or natural stone veneer. No concrete block shall be exposed.
7. All fences in the front of the residence shall be made with unpainted wood rails or painted wood planking painted white unless otherwise approved in writing by Grantors or their designated agent.
8. All residences must be completed and all driveways must be graveled or paved with asphalt or concrete before the residence is occupied.
9. No junk or inoperable vehicles or other such equipment and machinery shall be maintained on the property except in a garage. All boats, trailers, trucks and recreational vehicles must be parked in the rear of the residence so as to minimize exposure from the road and adjacent properties.
10. No residence or other structure shall be placed within 100 feet of the right-of-way of any road or within 30 feet of any side or rear lot line.
11. The installation and maintenance of all wells and septic systems must be in accordance with all applicable rules and regulations.
12. All utility lines on subject property shall be underground if soil conditions permit and, if feasible, shall be located so as to also serve the adjoining property.
13. All garbage and trash receptacles shall be screened and maintained in a sanitary

condition.

14. Any cleared area of the property will be mowed at least monthly between May 1 and October 1, and maintained free of trash and debris at all times.

15. Any satellite dish or similar equipment shall be located to the rear of the residence and screened to minimize exposure from the road and adjacent properties.

16. These restrictions shall expire on January 1, 2020 unless extended by the majority vote (51) of the then owners of the parcels in the adjoining tracts now or formerly owned by Grantors.

17. All building plans must be approved by Grantors in writing prior to commencement of construction.

18. No pigs, chickens, cattle or other animals may be maintained on the property. However, dogs, cats, horses and other domestic pets will be permitted if they do not create a nuisance to the owners of the adjacent properties. No commercial breeding shall be permitted.

19. Grantors reserve the right, but shall have no obligation, to amend these restrictions and to grant waivers here to.

20. In the event of litigation regarding these restrictions the prevailing party shall have the right to recover all court costs, expenses and attorney fees.

21. No trees shall be cut and no improvements shall be placed within one hundred (100) feet of the centerline of any creek or stream, which forms the boundary of any portion of the property.

22. No improvements shall be allowed within one hundred (100) feet of any lake. No gas motors or docks are allowed on any lake.