

**SUBDIVISION  
RESTRICTIONS AND COVENANTS**

1. No lots shall be subdivided for purposes of rent, lease or sale, and no part of any lot less than the whole shall be rented, leased or sold.
2. No trash, ashes, other refuse or junked automobiles shall remain deposited on premises.
3. No temporary structures shall be permitted to remain on said premises, except as may be necessary during construction.
4. All permanent structures shall be served by off-street parking facilities, on the lot upon which any permanent structure is constructed, with appropriate drainage facilities to protect and prevent damage to all roads and adjoining lots.
5. A lot shall be used for one family residential purposes only, and there shall not be any industrial or commercial use thereof. Nothing shall be maintained or conducted on any lot which shall constitute a public nuisance to the other lot owners. Notwithstanding the restriction against commercial use, nothing herein shall be construed to prohibit a lot owner from leasing his private dwelling.
6. All structures and vacant property shall be kept in good condition and neat appearance, no sheathing paper or asphalt type sheathing. Ty-vex type or insulation board type sheathing shall be used for outside finish on any building erected on the premises.
7. Said premises shall be used for single family residences only.
8. Mobile and/or manufactured homes shall not be permitted to be placed on any lot within this subdivision.
9. Home must be a modular or stick built home with a minimum of 1200 square feet of living space on the first floor for a single story home or a minimum 1600 square feet of living space for a two-story home. Any variance therefrom to be reviewed and approved by subdivision owner.
10. Homes should have foundations protected from frost and should be set below the frost line.
11. No structure constructed or erected on this lot shall be permitted to fall into a state of disrepair.