

Subject to the following restrictions that will run with the land:

1. No illegal, noxious, or offensive activities or excessively loud noise shall be carried on any portion of this lot.
2. No inoperable car, truck or other vehicles shall be parked in the view of an adjacent lot, or of anyone traveling on any roads used by those of the property. No major vehicle repairs shall be undertaken in the view of the neighbors or those traveling on shared roads.
3. The only sign that will be permitted on the lot is a small sign denoting the name of the property and/or the name of the residents. In addition, a for sale sign advertising the lot for sale may be erected at any time by the owners.
4. No part of this lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. Incinerators or other equipment for the storage of such materials shall be kept in a clean and sanitary condition and shall be kept out of public view.
5. All dwellings shall have solid foundations of brick, stone, or concrete block face with brick, stucco, stone, or wood. No single wide trailers. Double wide or modular on a permanent foundation with block or brick foundation will be acceptable. Maximum Number of dwelling per property is 2.
6. Temporary dwelling such as RV's and campers can be used for temporary use up to while building a home ( up to 2 years).
7. No chain link fences will be erected. Any fencing will be constructed of wood, stone, wrought iron or materials manufactured to look like these types of fences. If a fence is constructed for farm animals, barbed wire or electric fences are acceptable. No hogs or pigs allowed.
8. There will be a 7.5 foot utility and drainage easement along all interior and exterior lot lines.
9. All owners accessed by the JPE will have unlimited access down JPE referenced on the map, along with equal responsibility to maintain the JPE (gravel/ condition/ grading, etc)