

Restrictive Covenants

To be included with
Deed on all 5 lots

Building Set Backs

Front 150 ft
Side 10 ft
Back 50 ft

Easements

Rear (south lot boundary) 30 ft access easement in favor of seller until all 5 lots are paid for.

Fence

Perimeter fence must be 4 ft woven wire with barb wire on top. (Same as front fence) Owner can't build fence on rear 30 ft until all 5 lots are paid for.

Construction

Must be new construction with brick, masonry or metal. If metal, must have three foot wainscot of brick or stone on North side (side facing highway 84).

Roof

Must be 30 year asphalt shingle or metal. If metal building roof may be 2/12 pitch. Otherwise at least 6/12 pitch for brick home or office.

Uses

Lot is ideal for mini ranch or small business. No more than two residences per 10 acre lot. Lot shall be kept in attractive condition and free of weeds at all times. Owner shall keep unsightly material fenced in behind 8 foot metal fence. Unsightly material includes but is not limited to: used cars, construction equipment and supplies, piles of trash, etc.

Square foot minimum

Main home or front office 2000 sq ft.

Animals

No restrictions, as long as they are not a nuisance to neighbors.

Access

Access to all lots is directly off Highway 84. Lots 1 and 2 share a driveway, lots 3 and 4 share a driveway and lot 5 has a driveway on the west side of the lot. Driveways are to be installed by purchasers and cost shared when lots are sold.

