

Bethel Rd Deed Restrictions:

Section 1. Land Uses and Building Type.

- 1.All Lots shall be used for residential purposes except for cabin rental businesses which are permitted. No structure shall be erected, altered, placed, or permitted to remain on property other than a single-family dwelling not to exceed two (2) stories in height (excluding a basement). Pole buildings, barns, garages, and outbuildings of any size are permitted.
- 2.No single-wide mobile homes or modular homes are permitted.

Section 2. Minimum Lot Area.

- 1.No lot shall be further subdivided.

Section 3. Temporary Structures and temporary occupancy.

- 1.No travel trailer, motor home, tent, garage, barn or other outbuilding or structure other than a residence meeting all the requirements of these restrictions shall be occupied as a temporary residence.

Section 4. Completion of Construction.

- 1.Construction of a dwelling shall be completed within 12 months of the start date. Other structures must be completed without undue delay. Immediately after the construction of any structure, all refuse must be removed from your lot, and all leftover materials must be removed or properly stored.

Section 5. Storage, Garbage, Refuse, and Prohibited Items.

- 1.No Lot shall be used or maintained as a dumping ground for trash, debris, or other unsightly materials.
- 2.No Lot shall be used for the open storage of any materials whatsoever, except that any new building materials used in the construction of improvements erected upon any lot may be placed upon such lot at the time construction is commenced and may be maintained thereon for a reasonable time, as long as the construction progresses without undue delay, until the completion of the improvements, after which those materials shall either be removed from the Lot or stored in a suitable enclosure on the lot.
- 3.No inoperative or unsightly vehicles shall be stored or kept on any lot, and no automobile or other vehicles shall be kept on any lot for the purpose of repairs except in an enclosed garage or in facilities protected from the view of the public and other residents. All vehicles visible from the road or adjacent lots must be fully assembled, fully operative, of neat appearance, and currently registered with current license plates and registration stickers. All vehicles awaiting or undergoing repair, maintenance, or restoration and all tools, equipment, supplies, tires, rims, and other parts must be kept inside a fully enclosed garage or outbuilding.

Section 6. Animals.

1. In no case shall any commercial swine feedlot operations be allowed, nor the breeding and raising of swine animals as a commercial operation.
2. In no case shall any commercial K-9 kennel boarding or breeding operations be allowed, nor the breeding, boarding and raising of K-9 animals as a commercial operation.
3. No outside pets permitted.

Section 7. Nuisances.

1. No noxious or offensive activity shall be carried on upon the above-described property, nor shall any act be performed thereon which shall or may become an annoyance or nuisance to other owners of nearby or adjoining properties.