

Clauses and Covenants Definitions

Northern Oaks- Hwy 123 N.

1. Prohibited Activities. Prohibited activities are:
  - a. Any activity that is otherwise prohibited by this Declaration
  - b. Any illegal activity
  - c. Any nuisance or noxious or offensive activity
  - d. Any dumping of rubbish, trash, or other waste materials
  - e. Any storage of building materials except during the construction or renovation of a residence or a structure
    - ii. inoperable vehicles, except in a garage or structure
  - f. The property may not be used as a travel trailer park
  - g. Moving previously constructed house onto a lot except for modular homes
  - h. No pig farms or commercial feed lots
  - i. No business that would be an annoyance or nuisance to neighborhood
  - j. No signs or advertising of business, and
  - k. No cesspools and no drainage of sewage waste
2. Construction and Maintenance Standards
  - a. Lots
    - i. Consolidation of Lots – An owner of adjoining lots may consolidate those lots into one site for the construction of a residence.
    - ii. Property Prohibited – no lot may be further subdivided
    - iii. Easements – No easements in a lot may be granted.
3. Residences and Structures
  - a. Damaged or destroyed residences and structures. Any residence or structure that is damaged must be repaired within 120 days and the lot restored to a clean, orderly, and attractive condition. Any residence or structure that is damaged to the extent that repairs are not practicable, must be demolished and removed within 180 days and the lot restored to a clean and attractive condition.
  - b. Temporary Residences- no camps, tents, shacks, travel trailers or any structure of temporary nature may be used as a permanent residence.
  - c. Property Lines – No residence, building, barn, garage or outbuilding shall be located nearer than fifty (50) feet to the front property line and twenty (20) feet to any side and rear property line.
  - d. Mobile Homes/Manufactured Homes – no single wide manufactured home or mobile home may be used or located on the property.
    - i. No double wide manufactured homes or mobile homes older than (5) years may be used or located on the property. Moreover, the double wide manufactured home or mobile home must be skirted with a porch.



1<sup>st</sup> Buyer Signature/ Date

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2<sup>nd</sup> Buyer Signature/Date

Seller: Bart Hutton



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PM CST