

Do Not Remove

THE WOODS DEVELOPMENT

Covenants and Restrictions

- 3.01 Residential lots only
- 3.02 No Multi Family Residences
- 3.03 No Business Use
- 3.04 Minimum square footage
- 1 story 1800 sq. ft. enclosed living area
 - 2-story 1600 sq. ft. enclosed living area – 1st floor
 - 600 sq. ft. enclosed living area – 2nd floor
 - 2200 sq. ft.
- Only one detached building containing no more than 2400 sq. ft. for use as garage, storage building, barn, or guest house.
- 3.05 Set back requirement – 50 feet from property line
- 75 feet from flowing streams of this state
- 3.06 Lots of 10 acres or more may be resubdivided to incorporate separate lots containing a minimum of 5 acres. No lot can be subdivided to a size of less than 5 acres.
- 3.07 No mobile homes, sheds, shacks, metal buildings, modular homes, or house type trailers.
- 3.08 Completion of construction within 12 months of pouring of footings.
- 3.09 Utility easement on the front 20 feet of each lot.
- 3.10 Building requirements
- 1. Full masonry foundations with no exposed block
 - 2. Sheet metal work painted to match the roof
 - 3. Gutters & downspouts painted in approved colors
- 3.11 No fences without written consent of Developer.
- 3.12 Damage to common properties will be repaired immediately at owner's expense.
- 3.13 No signs erected or maintained on any lot without written consent.
- 3.14 Service for air conditioning compressors, garbage cans, electrical service entrance, propane and gas tanks, etc. shall be on the rear or side yard of the lot.
- 3.15 No poultry, livestock or animals except dogs, cats, ducks, llamas, donkeys, horses, and household pets. No keeping of animals for commercial purposes. All animals will be contained to owner's property.
- 3.16 Lots must be maintained in a neat and orderly condition.
- 3.17 No noxious or offensive activity shall be carried on upon any lot.
- 3.18 Septic tanks and field lines shall handle sewage disposal.
- 3.19 Developer can enter a lot for purpose of insect, reptile, and woods fire control. Developer can also enter a lot to remove trash. Costs associated with such activity will be passed on to lot owner.
- 3.20 No trees larger than 5" DBH (diameter, breadth, height) shall be removed within the set back areas provided in Paragraph 3.05, without written approval from the

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- 3.20 No trees larger than 5" DBH (diameter, breadth, height) shall be removed within the set back areas provided in Paragraph 3.05, without written approval from the Developer, except to construct driveway or for utility service.
- 3.21 No fuel tanks or garbage receptacles may be exposed to view.
- 3.22 No television antenna, dish, radio receiver or sender shall be installed within the set back areas provided in Paragraph 3.05.
- 3.23 No excavation of earth or any lot for any business or commercial purpose. No ponds or lakes shall be installed without prior written approval of the developer. Any construction or other activity affecting streams or wetlands shall be constructed in accordance with all federal and state statutes, laws, rules, and regulations.
- 3.24 Sound devices except security devices are restricted.
- 3.25 No laundry shall be hung in public view.
- 3.26 Duty to rebuild or clear and landscape upon casualty or destruction.
- 3.27 No inoperable vehicle, tractor or other machinery shall be stored outside.
- 3.28 All structures including driveways and permitted fences shall be maintained in good repair.
- 3.29 No hunting or discharge of firearms.