

**RESTRICTIVE COVENANTS  
FOR  
GRACE OVERLOOK SUBDIVISION**

1. Only one single family residence per lot.
2. No manufactured, modular, or mobile homes allowed to be constructed.
3. All homes built in subdivision shall be by builders selected or approved by developer or his successor in interest.
4. All residential construction, including final grading, must be completed within one (1) year following start date (initial excavation). All lawn seeding and landscaping must be completed within three (3) months following completion of construction of residence, unless the time is extended by developer.
5. Minimum living area per residence (excluding garage, porches, terraces, carports, and accessory buildings) as follows:
  - a) single story -----2,500 square feet
  - b) more than one story -----1,800 square feet ground floor and total of 3,000 square feet.
6. All residences must have a minimum of two (2) car attached garage.
7. All utilities, including telephone, electric and cable servicing the residence and accessory building(s) must be underground.
8. A minimum of seventy-five percent (75%) of the exterior of residence must be covered by natural substance such as brick, wood, masonry, or stone. A fiber cement siding may be approved by the developer.
9. No portable accessory building shall be allowed. Any accessory buildings must be located behind the residence and conform to any and all county building and zoning codes. All shall be constructed on permanent foundations.
10. Above ground swimming pools are not permitted on any lot.
11. No boat, camper, bus, trailer, or recreational vehicle may be parked closer to the road than the back of the house. All motor vehicles subject to registration and plating by the Bureau of Motor Vehicles must be operable and possess annual plates to be parked on the lot. All others must be housed either in the garage or accessory building.
12. No motor home, trailer, tent, shack, basement or other outbuilding shall be used for temporary or permanent residence on any lot within subdivision.
13. Each lot owner shall maintain the appearance of each residence and lot, including removal of trash, junk, lawn clippings, weeds and brush.
14. No noxious or offensive activity shall be allowed which may be considered a nuisance to the neighborhood.
15. These covenants shall be perpetual and run with the title to the land and shall be binding upon all parties claiming under them. A purchaser who accepts legal title to a lot warrants that he understands these covenants and agrees to fully comply with the same.
16. Any person or persons owning a lot within the subdivision shall be entitled to bring legal action to enforce the covenants provided herein.