

**RESTRICTIVE COVENANTS
FOR
CEDAR RIDGE SUBDIVISION**

1. Only one single family residence per lot.
2. All residences must be owner occupied.
3. No manufactured, modular, concrete or mobile homes allowed to be constructed.
4. All homes in subdivision shall be built according plans approved by developer or his successor in interest.
5. Residential units or accessory buildings shall not be constructed closer than 120 feet from the rear (east) property line.
6. All utilities, including telephone, electric and cable, servicing the residence or accessory building must be buried.
7. All residential construction, including final grading, must be completed within sixteen (16) months from the date buyer receives legal title to the lot. 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. Perimeter drains, if any, shall not have an open outlet and must be connected to a common drain tile provided by the developer. Eve and gutter drains may be connected to perimeter drain but shall not be permitted to discharge water, whether directly or indirectly, onto adjoining property. Excavation and finish grading of the lot shall be done in such a manner so as to prevent surface water runoff from the lot.
8. Minimum living area per residence (excluding garage, porches, terraces, carports, basements and accessory buildings) as follows:
 - a) single story-----2,100 square feet
 - b) more than one story-----1,400 square feet ground floor and total of 2,300 square feet.
9. All residences must have a minimum of two (2) car attached garage.
10. Sixty percent (60%) of the exterior of residence must be covered by natural substance such as brick, wood, masonry, or stone.
11. No portable accessory buildings shall be allowed. Any accessory building must be located within set back minimums as required by the county zoning ordinances and these covenants and shall be constructed on permanent foundations with the exterior covered in the same degree and of the same material as the primary residence.
12. Above ground swimming pools are not permitted on any lot.
13. No boat, camper, bus, or trailer may be parked closer to the road than the legal lot setback line. 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.
14. No trade, business, industry or other commercial or religious activity, whether for profit or not-for-profit shall be conducted in the subdivision.
15. No motor home, trailer, tent, shack, basement or other outbuilding shall be used for temporary or permanent residence on any lot within subdivision.
16. Each lot owner shall maintain the appearance of each residence and lot, including removal of trash, junk, lawn clippings, weeds and brush and shall not allow the grass on the lot to exceed the height of four (4) inches.
17. No animals or livestock other than dogs and cats shall be permitted. No more than two (2) dogs may be kept per lot.
18. No lot shall be further sub-divided into additional lots.
19. No noxious or offensive activity shall be allowed which may be considered a nuisance to the neighborhood.
20. 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.
21. Any person, or persons owning a lot within the subdivision, shall be entitled to bring legal action to enforce the covenants provided herein.