

**RESTRICTIVE COVENANTS  
FOR  
SYCAMORE WOODS SUBDIVISION**

1. Only one single family residence per lot.
2. No manufactured, modular, concrete or mobile homes allowed to be constructed.
3. All homes built in subdivision shall be by builders selected or approved by developer and according plans 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, basements and accessory buildings) as follows:
  - a) single story-----1,800 square feet
  - b) more than one story-----1,200 square feet ground floor and total of 2,000 square feet.
6. All residences must have a minimum of two (2) car attached garage.
7. Seventy-five percent (75%) of the exterior of residence must be covered by natural substance such as brick, wood, masonry, or stone.
8. Any accessory buildings must be located behind the residence and conform to any and all county building and zoning codes.
9. Above ground swimming pools are not permitted on any lot without the prior written approval of the developer or his successor in interest.
10. 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.
11. No business, whether for profit or not-for-profit shall be conducted in the subdivision.
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 and shall not allow the grass on the lot to exceed the height of four (4) inches.
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, unless three-fourths (3/4) of the lot owners in the subdivision, agree to amend the covenants.
16. Any person, or persons owning a lot within the subdivision, shall be entitled to bring legal action to enforce the covenants provided herein.