

Protective Covenants

1. No lot shall be subdivided to provide for more than one building site. In the event, however, any person shall purchase two or more adjacent lots and shall desire to construct a single dwelling on said adjoining lots as one building site, then the restrictions of these covenants shall apply to said lots as if that dwelling had been constructed on a single building lot. Lots between lots may be split between adjacent lot owners with the same effect.
2. No structure, other than the one single residential structure and storage buildings, shall be built on the property here-in conveyed.
3. The dwelling house shall contain a minimum of 750 square feet heated area.
4. All buildings constructed on the above described premises shall be of permanent building materials constructed in accordance with the Southern Standard Building Code. No building shall be covered with sheet metal which is not approved by the Southern Standard Building Code, tar paper or sheeting board as the finished surface or used as a permanent building. All buildings and other structures shall be completed within one year from the date construction commences.
5. A mobile home shall contain a minimum of 750 square feet with the exterior attractive and in good condition. A mobile home placed on the property shall be constructed to meet the standards of the Southern Building Code, with skirting provided around the exterior. No mobile home shall be allowed on the property until it has been inspected and approved by A. Wynn Alexander, his heirs or assigns.
6. A mobile home shall be allowed on the property while a dwelling house is being constructed. When the dwelling house as described in paragraphs #2 and #3 above is completed, the mobile home must be removed.
7. All buildings shall be set back at least 25 feet from the street or road right-of-way; 25 feet from the rear property line and 25 feet from the side property lines.
8. No offensive or noxious activity shall be carried on upon any parcel or shall anything be done thereon which may become an annoyance or nuisance to the neighborhood or the adjoining property owners.
9. No junk yards shall be established on the property and a junk yard is to be described as an accumulation of two or more inoperative automotive type vehicles, automobiles and/or trucks, nor shall there be any accumulation of scrap iron, junk or trash.
10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot except that dogs, cats or other common household pets of the domestic variety may be kept provided that they are not kept, bred or maintained for commercial purposes. There shall not be kept more than four (4) domestic pets at any one dwelling. No large animals except horses shall be allowed on the property. And there shall not be more than one horse per acre.
11. The recorded subdivision plat of the above described property reflects a certain amount of wetlands. Property owners shall comply with any and all usage of property in conformity with Federal and State regulations.
12. These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them for a period of 25 years from the date and time these covenants are filed for recording, after which said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by seventy-five percent (75%) of the property owners has been filed for recording agreeing to change said covenants in whole or in part, provided however, these covenants may be amended at any time with the written consent of at least seventy-five percent (75%) of the property owners to join in on any amendments, modifications or changes to said covenants, and upon this agreement, all additions or deletions shall be binding on all property owners and on any and all conveyances. For the purpose of amending or extending these covenants, owners of multiple lots shall be granted one vote per lot.
13. Invalidation of any of these covenants by Judgment or Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.