



## NOTICE REGARDING COVENANTS AND/OR RESTRICTIONS

The following Covenants and/or Restrictions are added as a courtesy only and are NOT WARRANTED by the property owner, their broker or agent as to completeness, accuracy, currency, or enforceability. Any interested buyer prospect is urged as part of their due diligence to contact the relevant Community Association or developer to determine for themselves what covenants and/or restrictions currently apply, how long they may remain in force, and if any changes or amendments may be currently under consideration. Additionally, or alternatively, one may wish to consider hiring an attorney to conduct this search for them and provide advice as needed.

# CARTER'S LAKE ESTATES

## RESTRICTIVE COVENANTS

1. The subject lot shall be used for Single Family Residential purposes ONLY.
2. No structure shall be placed closer than 15 feet from the side line or rear line of any lot, nor shall any structure be constructed any closer than 25 feet from the right of way margin of the street adjoining said lot.
3. The ground floor area of the main structure, exclusive of open porches and garages, shall be not less than 850 square feet.
4. No Mobile Homes, Manufactured Housing, or Modular Housing.
5. The above stipulations may be modified by mutual consent of a majority of the property owners and the developer until all the lots are conveyed to accommodate reasonable useage.