



## 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.

**EXHIBIT "A"**

1. No structure of a temporary character, such as a basement, trailer, lean-to, shack, garage, barn or other outbuilding will be used on any lot at any time as a residence, either temporarily or permanently. The exterior of all structures to be constructed on any of said lots shall be complete within six (6) months from the date that construction begins.
2. No mobile home, prefabricated home or manufactured home of any type will be used or located on any lot at any time as a residence, either temporarily or permanently. All homes must be built on site.
3. No lot will be used for any purpose other than residential use. No building shall be erected on any lot that will be used as a school, church, kindergarten, or business of any type.
4. Concrete block construction is prohibited on any lot except that concrete block may be used in the foundations and chimneys of houses erected on said lots and must be either stuccoed, rocked or bricked.
5. Each lot will be kept and maintained free of any junk, trash and garbage, including old vehicles and discarded appliances.
6. No sign of any kind in excess of two square feet will be allowed to be visible from the public road on any property.
7. No one-story house or dwelling shall be constructed on any lot with less than 600 square feet of heated living space on the ground floor area of the main structure, excluding porches, decks, garages and basements.
8. All river lots shall have underground electric service from the main power source to the residence.
9. No further subdivision of any lot under two acres.