

STONE RIDGE Phase I Restrictions

1. Steve Humphries shall have full and final approval of architectural plans, and site plans as follows:
 - (a) All architectural plans must be submitted to Steve Humphries for written approval. This includes original construction and all subsequent alterations or additions.
 - (b) A site plan, showing location of the proposed improvements including dwelling, all driveways, patios, decks and any and all other structures improvements shall be furnished to Steve Humphries in advance of any work.
 - (c) No work of any nature may be commenced on the site until written approval been given by Steve Humphries
 - (d) All plans shall be submitted to Steve Humphries no later than 30 days before anticipated start of site work.
2. Said property shall be used solely for private residential purposes for single family dwellings only and no commerce of any nature whatever shall be carried on upon said property. No more than one single-family dwelling house per five acres of land shall be constructed thereon, and no trailer or other movable or temporary living quarters shall be permitted thereupon without approval. No lot can be further subdivided under 10 acres each
3. No temporary structures may be placed on the premises except necessary shelter used by builders during construction, and these must be removed upon completion of construction
4. No structure separate from the dwelling house shall be used or occupied for living purposes, and no such structure may be constructed closer to the front property line than the rear line of the dwelling, nor closer than 20 feet to any side property line (except corner lots where a minimum of 25 feet from the side street line must be maintained as to any structure).
5. (a) No building shall be built closer than 150 feet to the front parcel line, 35 feet to the rear parcel line, and 40 feet to any side parcel line (except corner parcels where a minimum of 25 feet from the side street line must be maintained as to any structure). (b) Whenever the owner of two contiguous parcels, or portions thereof, construct a dwelling partly on both parcels, the side parcel line in (a) hereof does not apply to the side par line which forms a common boundary between such parcels.
6. No dwelling shall be constructed on said property with a finished, heated and cool enclosed living area of less than 1600 square feet for a one story dwelling, nor less than 1200 square feet on the lower level for a dwelling of more than one story, provided that a dwelling of more than one story must provide a total of 1600 square feet of enclosed living area within the entire dwell house. No unfinished storage, utility room, basement, attic, breezeway, porch, or garage shall counted as part of the living area for the purpose of determining the minimum building size. Exposed, painted or unpainted concrete block shall not be allowed in any such construction. The foundation of residences shall be finished with brick, stucco, or siding.
7. The property shall not be subdivided so as to leave a tract of less than 10 acres.

8. No fence may be erected nearer the front parcel line of the tract and dwelling except for decorative fences which enhance the overall look of the property and dwelling.
9. Owner shall maintain utility and drainage easements, but may place no obstruction, which interferes with the use and maintenance of such easement.
10. All domestic animals shall be kept within an enclosed area or on a leash. No noxious or offensive trade or activity shall not be carried on upon the property nor shall anything be done thereon which may be or become an annoyance or nuisance to the area.
11. Properly installed septic system that is approved by the Department of Public Health.
12. No pigs, chickens or other type farm animals shall be stabled or permitted on the premises. However, horses and cattle may be allowed, not to exceed one horse or cow per acre of land.
13. These covenants are enforceable by Steve Humphries, and any Homeowners Association to be formed, or by any individual lot owner. They shall run with the land and be binding for 20 years from the date of recording, and shall automatically extend for successive 10-year periods unless amended. Any provision may be amended by the Homeowners Association. No amendment is effective until duly recorded. At the sole discretion of the homeowners and landowners.