

DEERFIELD RESORT PROPERTY AND BUILDING RESTRICTIONS

Revision #2: Dated August 9, 2000... From this date forward these amended restrictions will apply to DEERFIELD RESORT.

All lots in this subdivision shall be designated as residential lots. No lot in the subdivision shall be further subdivided or have constructed there-on more than one residence or dwelling house, without approval from the Developer for a period of five years; multi-family dwellings shall be permitted on any tract of 2 acres or more.

No dwelling shall be constructed on said lots that contain less than 1000 sq. ft of floor space on one floor. The 1000 sq. ft minimum shall exclude garages, carports, porches, decks, basement or storage area; multi-family dwellings are excluded from the 1000 sq. ft minimum.

The developer must approve all housing and/or construction plans 7 days prior to construction start. During construction, driveways must be maintained in a manner that would not allow dirt or mud to be carried onto the roads and streets of the development.

Houses built entirely of exposed concrete block are prohibited. The foundation on any house built is to be covered on all sides with brick, stone or stucco. Exposed concrete block is prohibited.

No trailer, basement, tent, shack, garage, barn or other outbuilding erected on said lot, shall be used at any time as a temporary or permanent residence; nor shall any structure of a temporary character be used as a residence.

All machinery, inoperative automobiles, tractors, utility trailers, any items or debris that would be considered an eyesore, shall be in an area that will not be visible from any road or adjoining property.

No toilets, hog pens or any other activity, which will give off offensive odors, shall be permitted on the premises. No motorcycles or off-road vehicles shall be permitted in this area.

No commercial business or other type of business shall be carried on or conducted or maintained on said premises without written approval; the same being for residential purposes only. The land can be used for gardening and agricultural crops.

No dogs shall be allowed to run free that would endanger or disturb the existing wildlife in the development. No hunting shall be permitted and no discharge of firearms shall be permitted in this area.

0. No building, dwelling or any other structures, including mobile homes, shall be erected or placed on any lot when such structure is or has been removed from any other location or site to the property described and referred to as Deerfield Resort. This would not restrict new modular homes constructed elsewhere and moved onto the subdivision, provided the same is placed on a permanent foundation and has the appearance of an in-place built dwelling.
1. Any building done on any lots of the subdivision shall be completed within one year from the date of the beginning construction.
2. The owners of each and every lot shall keep their lots properly maintained and groomed, whether the lots are improved with the dwelling or not. No billboards or signs, excepting approved realty signs, shall be erected on any lot.
3. No building shall be located on any lots, closer than 15 ft to the front boundary line or closer than 10 ft to any side line, except where the building is located on more than one lot.
4. The Developer reserves the right to do anything necessary to promote and develop a successful resort area and these restrictions may be changed amended or altered by the Developer.
5. Lot owners are responsible for damage done to streets associated with the construction of their residence whether it is committed by them or their agents or employed contractors. All contractors, builders, and lot owners are warned there will not be track machines or back hoe stabilizers placed on subdivision streets. Any and all breaks in the street during or as a result of construction shall be repaired by the owner of the lot. The contractor, builder, or lot owner will ensure that heavy trucks do not make sharp turns of such a nature that will result in cracked, scarred, and/or abraded asphalt surfaces. Such unnecessary street damage will be paid for by the lot owner to the developers. During construction on any building lot, all vehicles involved in said construction shall enter onto the lot from the driveway and such vehicles shall not be parked at any time blocking the road or upon any property other than the building lot on which construction is proceeding.
6. The Restrictions can further be altered or amended by a vote of 3/4 of all the property owners to amend or change the same.

WITNESS THEREOF, we have set our hands, this 9th Day of August, 2000.

FIELDS DEVELOPMENT CO., INC.


PRESIDENT

Above stated restrictions effective December 1, 1986. Recorded document on file with Campbell County Registrar of Deeds.