

## **RESTRICTIVE COVENANTS**

Gavin Ventures, LLC does hereby declare that the residential property described as Meadow Point, is and shall be held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and easements, hereinafter set forth.

### **I. GENERAL PURPOSE:**

It is intended that the property will be a residential and/or recreational community of high esteem in a peaceful, quiet, safe, country environment.

### **II. PARCEL SIZES:**

The property described on the attached exhibit shall not be subdivided into parcels of less than three (5) acres unless a variance is granted by Gavin Ventures, LLC, its successors or assigns. After Declarant turns property over to residents this minimum acre restriction can be modified by a 75% vote of the lot owners.

### **III. RESIDENTIAL USE:**

- a. The property shall be used for single family residences. The minimum square footage for the residential structures shall be 1,500 square feet under roof.
- b. No mobile homes, house trailers, motor homes or camper trailers shall be permitted for use as permanent residences.
- c. No building for business or manufacturing purposes shall be erected on a property nor shall any business or manufacturing other than customary in-home business be conducted on any property unless approved by the Declarant or his assigns.
- d. No heavy commercial vehicles shall be parked on site within view of Woodley Road.
- e. So long as it does not constitute a material nuisance, farm animals, except for hogs are allowed for personal use.
- f. No property shall be used or maintained as a dumping ground for trash, rubbish or junk vehicles and equipment. Trash, garbage, or other waste shall not be kept except in sanitary containers and shall not be materially visible from the road to avoid a nuisance.
- g. Once construction starts it must be completed within a timely manner, typically within 12 months depending on the complexity and scope of the construction. Allowances to be made for circumstances out of the control of the Owner.
- h. All lots to have a 30' setback from all lot lines unless approved by variance by Declarant or by a 75% vote of the lot owners if already turned over to the owners.

