

RESTRICTIONS FOR 229 ACRES IN BELLFLOWER

- 1. No subdividing creating a lot of less than 3 acres.**
- 2. No single wide mobile homes. No doublewide and modular homes are allowed unless approved by the trustees as to their design and location. All homes must be permanently attached to a concrete wall, slab or basement. No piers or underskirting. All homes must have at least 1400 square feet of above ground living space on the main floor. Homes with more than one story must have at least 1,000 square feet of living space on the main floor. Porches and garages are not included as living space. Only one single family residence per lot. No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used as a place of residence temporarily or permanently.**
- 3. No dogs or cats shall be permitted by the lot owner to be off the lot of the owner unless on a leash. No hogs or dog kennels.**
- 4. No construction closer than 50 feet of the road easement or 25 feet to the property lines.**
- 5. No unlicensed vehicles, salvage, dumping, or other visible storage which constitute a nuisance or annoyance to the neighborhood are permitted.**
- 6. Any vehicle larger than a standard size pickup truck, any boats, trailers, or other miscellaneous vehicles other than operating cars and pickups, must be parked to the rear of the residence.**
- 7. Lot owners shall be assessed \$250.00 per year for road maintenance. This assessment is subject to change by a 60% majority vote of the lot owners. At the time of purchase, each owner becomes jointly responsible for the cost of maintenance, and for the cost of improvements on the road as originally constructed. Lots not fronting on the private road may be exempt from this assessment.**
- 8. Any lot owner who owns two or more connecting tracts will be considered a single lot owner entitled to one vote and may be assessed as only one lot, except the developer, who will have one vote and one assessment for each unsold lot.**
- 9. Assessments are due within 30 days after notice. After the due date the assessments will bear a 10% per annum charge until paid and such assessment and interest shall constitute a lien upon said lot, said lien to be filed for record by the trustees.**
- 10. These provisions may be revised by a 60% vote of the owners, one vote per lot owner.**
- 11. Any owner who violates the restrictions may be subject to a suit for compliance by an individual owner at his own expense, or by the subdivision trustees, when so directed by a majority of owners at the expense of all lot owners.**
- 12. The trustees will comprise of 3 in number and will be the governing body for the development. They shall have the right to prepare and enforce all reasonable rules and regulations for the**

enforcement of these restrictions and covenants; and they shall be authorized to grant variances for unusual conditions. They shall collect and disburse assessments.

13. The first board of trustees shall consist of Philip Reid, Pam Brown and Michelle Smith and shall serve until the first week of August, 2009. Afterwards a new board shall be elected for 3 year terms by the lot owners. The remaining trustees shall select a lot owner to fill any vacancy caused by resignation.

14. No road may be constructed or road easement granted connecting subdivision road to land outside the subdivision other than by the under signed developers.

15. No commercial businesses.

16. The 20.95 acres, located in the Southwest corner of Bellflower will be allowed a variance for a single travel trailer or RV for permanent residence.