

## RESTRICTIONS FOR BENT OAKS SUBDIVISION

- 1) No subdividing resulting in a lot of less than 5 acres.
- 2) One single family residence per lot of permanent construction. Minimum above ground living space of 1,400 square feet. Minimum of 1,000 square feet on the first floor if more than one story. Construction of residence must be completed within 6 months of beginning.
- 3) Mobile homes, modular, manufactured or any type of prefab homes are not permitted.
- 4) No outbuildings may be constructed prior to completion of residence unless approved by a majority of the trustees.
- 5) 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.
- 6) No animals, livestock or poultry of any kind shall be raised, bred or kept except two(2) dogs or cats provided they are not kept or bred for commercial purpose. No dog or cat shall be permitted by the lot owner to be off the lot of the owner unless on a leash. One (1) horse or cattle per three (3) acre lot is permitted. Horses may be ridden on subdivision road.
- 7) Unlicensed motor vehicles other than construction or farm equipment shall not be operated on subdivision roads. Nor shall unlicensed drivers be permitted to operate motor vehicles on subdivision road.
- 8) No construction closer than 75 feet of the road easement or 50 feet of the property lines.
- 9) No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood.
- 10) Any vehicle larger than a standard size pickup truck, and any boats, trailers, or other miscellaneous vehicles other than operating cars and pickups, must be parked to the rear of the residence.
- 11) Lot owners shall keep their lots mowed on a reasonable schedule as not to create a nuisance to their neighbors. If this is not done trustees have the right to enter the lot to mow it and an assessment may be charged against the lot owner.
- 12) Lot owners shall be assessed \$200.00 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 original construction.
- 13) Special assessments may be approved by a 60% majority vote of the lot owners.
- 14) 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.
- 15) Assessments are due within 30 days after notice. After the due date the assessment will bear a 10% per month charge until paid and such assessment and interest shall constitute a lien upon said lot.
- 16) These provisions may be revised by a 60% vote of owners, one vote per lot owner.
- 17) 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.
- 18) 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.

19) The first board of Trustees shall consist of William Reid, Bret Bell and Philip Reid and shall serve until the first week of November, 2003. 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.

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

21) No commercial businesses.

March, 2007