

MARKS' CROSSING

DEED RESTRICTIONS

- 1) No other structures shall be erected on any single-family lot other than one detached single-family residence with a minimum of a two-car, side- or rear-entry garage and a detached garage or out building to be approved by the Architectural Review Board and its exterior to be of the same quality materials and workmanship as the residence. With exception of Lots #1 and #24 which are existing buildings that have been grandfathered in.
- 2) A minimum of 1,800 square feet in a single-story residence.
- 3) A minimum of 1,500 square feet on first floor, if house is two stories.
- 4) Gas tanks and gas lines must be buried. Existing above ground tanks on Lot #1 and #24 will be required to be buried.
- 5) Electric must be buried.
- 6) Exterior of homes must be completed within six months of start of construction.
- 7) Building site locations must be approved by the Architectural Review Board.
- 8) Minimum requirement for accent material such as stone or brick is 25 percent of the front elevation, unless otherwise approved.
- 9) No structure of a temporary nature such as house trailers, modular homes, earth homes, tents or shacks shall be placed, erected or maintained on any lot.
- 10) No lot shall be re-subdivided or reduced in size.
- 11) No vehicle parked in open view on any tract unless the vehicle is licensed to be driven and is used on public roads a minimum of once every 30 days.
- 12) No residence shall be used directly or indirectly for business of any character or for any purpose other than that of any exclusive private residence for one family.
- 13) No animals, livestock or poultry of any kind, including horses, shall be raised, bred or kept on any lot, or in any house on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose, and further provided that they do not exceed three (3) in number in the aggregate.
- 14) All trash storage and removal shall be from the rear of the residences. At no time may any patio or sun deck be used as storage space. Trash containers, trunks, boxes, garden tools or any other items which have a tendency to mar the beauty of the entire subdivision may not be stored so as to be visible from neighboring lots or from the street. All lots and houses shall be maintained in a neat and tidy condition, with lawns properly mowed.
- 15) All home sites will be charged an annual assessment of \$200 to maintain roads, lakes and common ground.
- 16) No gas-powered motors permitted on lakes. All powered boating is limited to electric trolling motors.

**Please refer to the subdivision trust indenture for architectural guidelines and additional restrictions.*