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0 150 300 450 ft

MASSARO PROPOSED DEED RESTRICTIONS

- a. No perimeter fence installed on any Lot may exceed fifty-two (52) inches in height. All fences installed on any Lot, whether perimeter or interior, must be constructed entirely of new materials of good quality. All fences shall be neatly maintained by the owner of the Lot on which the fence is situated and at such Lot owner's sole expense.
- b. Any residence constructed or otherwise situated on any Lot shall contain at least 1,800 square feet of air-conditioned living space. Homes shall be site-built homes. Mobile, manufactured, or modular homes are not permitted on any Lot.
- c. No structure of a temporary character, including without limitation a tent, shack, temporary barn or analogous animal enclosure, camper, or other removable outbuilding that is not permanently affixed to the ground, shall be used as a residence, temporarily or permanently, on any Lot. However, this restriction is in no way intended to prohibit the construction of a permanent barn or an accessory dwelling within the barn after the primary residence is constructed.
- d. Any existing residences situated on Parcel F and G as of the date of this Declaration will be exempt from the restrictions contained herein.
- e. No more than one large animal per acre may be boarded, housed, or otherwise maintained at any one time. For purposes of this restriction, a "large animal" shall include, by way of example and not as an exclusive list, a horse, cow, donkey, and other animal of similar height or stature. Moreover, pigs may only be kept on a Lot for the purpose of a 4-H or FFA youth project at a fair or festival and shall not occupy the Lot for more than six months of the year.
- f. Other than operational family automobiles, no wheeled vehicles of any kind, including without limitation trailers, campers, motor homes, recreational vehicles, boats, boat trailers or other watercraft, may be parked in the front yard of any Lot.
- g. Each Lot shall be used solely and exclusively for residential and/or agricultural purposes and at all times in accordance with applicable zoning laws and regulations. No commercial or industrial use whatsoever shall be permitted, even if the Lot is also used for residential purposes.
- h. No rubbish, trash, garbage, or other waste material whatsoever may be kept or permitted upon any Lot, except in sanitary containers located on each Lot and concealed from view. Without limiting the generality of the foregoing, no Lot owner shall commit, authorize, or allow the dumping of any rubbish or debris anywhere on the Property.