

Summary of Deed Restrictions.

- No mobile or manufactured homes
- No commercial businesses or activity
- 50' setbacks for improvements (although will prob change this to 100' as there is plenty of room) 75' for septic and water well
- Min sqft on Primary residence 2200', guest house limited to 1/3 size of main home. (would def be willing to grant a variance on this) Main objective is to have a single family residence, I understand many buyers want to have their parents live with them. I have no problem with this. Trying to avoid multiple non related family residences.
- Shops and Barns are permissible, Metal type Shops, or other barn type structures used for storage and shops. However Bardominium style homes are expressly prohibited as a primary Residence. Many buyers have inquired about building small guest quarters inside barn or traditional shop, I have no problem with this as long it is not primary residence.
- Swimming pool and Spas must be inround
- No subdivision of any lots (except lot 1, which is 21 acres, could possibly be divided in to to ten acre tracts
- Hunting and guns allowed as long as proper safety is exercised and no firearm is discharged across property lines.
- No commercial advertising or signs along highway
- Horses, cattle, house pets, all welcome. No Swine, except perhaps one or two animals as a child's 4H or FAA project