



** Relaxed Country Living **

Covenants for Horseshoe Acres are in place to create and maintain clean country living as well as to protect the property values.

= HORSESHOE ACRES COVENANTS =

1. Barndominiums are welcomed ! Minimum roof pitch of 4/12 and minimum eaves 16". Guest Quarters are allowed.
2. Mobile homes will **not** be allowed ! RV's and campers may be used for weekend camping or during construction of home.
3. Property owners may wait as long as needed to build residence. Once construction begins, building **must** be completed within 12 months.
4. All farm equipment, boats, trailers, RV's, Campers, ATV's and non-running vehicles being stored onsite, **must** be screened from view, garaged or located at far back side of property tract.
5. No open trash pits or burning of household rubbish will be allowed. Burning of brush and building debris will be allowed only during the first (90) days of building construction.
6. All tracts are restricted against Cell towers, Water Towers, Commercial buildings, Commercial feed lots, Commercial Poultry houses and Junk yards. Objective: "Keep It Clean" !
7. Swine is limited to FFA or 4H School projects. Poultry will be limited to (10) per acre. Horses, Cattle, and other livestock may be kept on any tract so long as they are fenced and maintained in clean and sanitary conditions. All small pets, cats and dogs must be contained on said owner's lot.
8. All lots must be maintained using prudent weed control. Mowing or baling of hay must be done as needed to maintain hay fields and lawns in quality and neat condition.
9. Any At-Home Business which does not create heavy traffic, excessive noise, unsightly views or foul odors is welcomed.
10. These Covenants will run with the land until January 2048 at which time they will automatically expire unless a 75% majority of the property owners file an extension of said covenants. These covenants may be amended at any time provided that 90% of the property owners agree and said amendment is legally filed of record.