

Cannon Creek Farms Deed Restrictions

1. Houses:

Site built homes, barndominiums, tiny homes and cabins are allowed

Maximum of 1 main home and 1 guest home per tract

No minimum or maximum square footage for the main home

The main home must be completed prior to start of construction for the guest home and the guest home can be no larger than 50% of the main homes living area square footage. Example being if the main home has a total living area of 3,000 sq. ft. then the guest home can not exceed 1,500 sq. ft. of living area.

All homes will have siding of wood, metal, brick, rock, stucco or Masonite siding. If wood or a Masonite material is used it must be painted (No vinyl siding is allowed).

All homes or residences must be completed within twelve (12) months from initial start of construction.

2. Property Use

Property use is restricted to agricultural and or single family residential purposes. Only two dwellings or residences may be located on each tract and only one family may reside in each dwelling. The term one family is defined as immediate family only (father, mother and their children).

3. Temporary residences and RVs:

RVs and motorhomes are allowed as long as they are in good working condition and their appearance is appealing. RVs and motorhomes are allowed to be used as long term and short term residences as long as they are clean in appearance, well kept on the exterior and are setup under a covered building. Long term living in an RV or motorhome is allowed strictly during construction of the main residence and the RV or motorhome is located in a covered building (NO EXCEPTIONS). Short term is defined as 3 days or less and long term is defined as 4 days or more.

4. Junk Yards and Garbage Dumping:

No portion of the subject property shall not be used as a dumping ground, storage place for garbage, junk, abandoned automobiles or any type of waste materials.

5. Out Buildings & Structures:

Any structure or improvements attached to the home must be new construction and of the same style, material, color and design of the current residence.

6. Re-Subdividing:

No re-subdividing of any kind is allowed.

7. Firing and or Shooting Range:

The use of the property as a commercial shooting and or firing range is strictly prohibited.