

Deed Restrictions (2022-07-15)

1. Each Tract shall be used for residential purposes only and nothing shall be done which may be or become an annoyance or nuisance to the adjoining Property or Tract Owners. No part of said Property or Tracts shall be used for Commercial purposes except the raising of livestock.
2. No Tract of land will be allowed to be subdivided. Only one residential dwelling will ever be allowed to be constructed on each Tract. Barndominiums / Barns with living quarters ok.
3. Under no circumstances will house trailer, mobile homes, modular homes or existing (relocated) homes be permitted to be allowed on the Property or any Tract at any time. No junk or abandoned vehicles will be allowed to accumulate on any tract.
4. Recreational Motorhomes / Motor coaches, Camper/Travel Trailers are allowed; provided they are not used for a primary residence and do not permanently remain on the property, permanently being defined as 6 months. If property owner wishes to leave their camper trailer/motor coach for over 6 months, it must be stored inside an enclosed barn.
5. Only Equine and Bovine animals will be allowed to openly graze on the subject Property and/or Tracts. Rabbits, poultry, quail, dove or other birds must be kept in caged areas. No hogs, pigs, sheep or goats will be allowed except for 4H and County Fair Projects. Any animal that a majority of the Owners deem to create a health problem of nuisance shall be removed. Each owner will practice good grazing methods and will not allow their Tract to be overgrazed.
6. All residences shall be completed within 18 months following the date on which foundation forms are set.
7. All barns and outbuildings will be constructed in good workman like manner and will not be constructed closer than 50' from their property line.
8. All water wells and septic systems shall meet county code.
9. The Principal residence, barns and/or outbuildings shall not be closer than 100' from the property line adjoining the Road Easement and/or FM 960