

2612 TRIPPODO - DEED RESTRICTIONS

- Property may not be subdivided in any fashion.
- Property shall be used for residential purposes only:
 - Only one home shall be built on the site;
 - Any home must have a minimum construction cost of at least \$80,000;
 - Maximum height of 2 stories;
 - Maximum of a 4 car garage;
 - Single story residences must have a ground living area of not less than 1,700 square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages;
 - Two story residences must have a ground living area of not less than 1,200 square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages;
 - The exterior walls of any residence shall consist of not less than 51% brick construction;
 - No metal or corrugated siding allowed;
 - No wooden shingles shall be permitted on the roofs of any residence;
 - Metal roofing is allowed.
- Set Back Lines:
 - No building shall be located nearer to the front lot line than 25 feet, nor closer to the rear line than 25 feet, nor nearer to the side line than 10 feet.
- Prohibited Home styles/types:
 - No mobile homes, trailer houses, manufactured homes, or modular homes allowed;
 - No barndominiums allowed.
- Prohibited Residential Uses:
 - No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage, or other outbuilding shall be used on the property at any time as a residence, either temporarily or permanently.
- Utility Building:
 - A utility building can be constructed in the backyard on the property but no other use except to store lawn mowers and similar equipment shall be permitted.
- Signs:
 - No signs of any character shall be allowed on the property except one sign for not more than five (5) square feet advertising the property for sale or rent.
- Noxious or Offensive Activities:
 - No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- Towers:
 - No towers of any character shall be allowed on the property regardless of whether they are for radio, cellular phone, short wave, mini wave, ham operator, transmission of any type, or any other type or use developed in the future.
- Livestock:
 - No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the property except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.
- Rubbish, trash and garbage:
 - The property shall not be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers.
 - All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition.