

Campbell Place Subdivision							
Original Deed Restrictions and Subsequent Modifying Amendments							
		May 1, 1946	Nov. 11, 1963	March 29, 1971	Nov. 5, 1992	Feb. 11, 2011	Brief Description
Document Type	Paragraph #	Original	1st amend	Judgement	2nd amend	3rd amend	
Deed/Amend	1	X				X	Lots are for residential use only. Amended to expand residential definition which excludes business conduction - no clients, customers or employees on the residential tract at any time
Deed/Amend	2	X				X	Mineral exploration requirements. Amended to exclude mineral exploration of any kind.
Deed/Amend	3	X	X			X	Only one 'single' family residence per site. Amended to expand exclusions: hospitals, duplexes, apartments, trailer, mobile homes. Subsequent amendment further expanded exclusions to "group home" of any kind, ie rehab/treatment center, etc
Deed	4	X					Dwelling minimum square footage - ground floor must be 1000+ sqft 1 story or 700+ sqft for 1.5 or 2 story
Deed	5	X					No open yard toilets; septic tanks must have attached toilet or similar receptacle
Deed/Amend	6	X				X	Race restriction. Amended to delete race restriction in its entirety.
Deed/Amend	7	X				X	Set-back restrictions on sides/front/rear for house/garage/accessory buildings
Deed	8	X					Construction living quarters restriction
Deed/Amend	9	X				X	Dumping restriction. Amended to include restriction of trash being visible from front of or neighboring tract. Heavy trash not to be placed at front more than 5 days prior to scheduled collection.
Deed/Amend	10	X				X	No pigs or swine for any purpose
Deed	11	X					No storage of building materials or debris
Deed/Amend	12	X				X	Deed violation legal remedies. Amended to clarify legal remedies available to an owner of a lot in CP
Deed/Amend	13	X	X (1&2)			X	Deed restriction and covenant coverage periods 25/10 yrs. Amended to state 60% of sites must agree to modification
Amendment	14		X new				No billboards or advertizing
Amendment	15				X new		Subdivision of any lot of any kind is not allowed
Amendment	16					X new	No combining more than 2 lots with only one residence allowed
Amendment	17					X new	Addresses matters of non-compliance prior to and after amendment effective dates and/or property sale dates
Judgement Restriction	NA			X			Commercial lots and requirement of brick fence to separate commercial & residential tracts running north and south

Note: The complete list of current deed restrictions is an aggregation of the original filing and all subsequent amendments.

Current restrictions are highlighted in green as of 08.29.2022