

**A J Dillon Ranches
Rules, Covenants and Restrictions
Summary**

An Architectural Control Committee, (AAC) made up of neighbors, shall review, inspect and approve any proposed building within AJDR.

Primary Dwellings shall have a floor area of not less than 1750 Sq. Ft. For a single story and 2,100 Sq. Ft. for two stories.

Guest houses, garages, servant's quarters of a design and material similar to the main dwelling are permitted, if approved by the AAC.

Owners shall install an entrance from the roadway to their tract utilizing rock, stone, brick, wood, or metal.

All utilities must be underground from the road to any structure on the property.

No animals may be raised commercially on any tract and no other commercial activity is permitted.

Campers, boats, tractors, trailers and utility vehicles may be kept to the rear of the property, but no abandoned or inoperative vehicles or trailers will be permitted.

All construction must be setback 200 feet from the road edge and 50 feet from an adjacent owner's property line.

Owners are required to install a sewer treatment system approved by the local authority.

No subdivision of a tract is permitted.

Driveways will be installed prior to construction, to prevent mud and debris spreading from construction, such driveways shall comprise at least four inches of compacted rock, gravel or crushed limestone, or better.

There are ten Tracts, and each tract is entitled to one vote in any matter before the neighborhood association, to be exercised by the owner(s) of each tract.

An Association of all tract owners shall be governed by and act through a Board of Directors, elected by tract owners vote.

The Board of Directors, elected by the tract owners, and serving at their pleasure, may enact an annual assessment to promote the health, welfare, and recreation of the residents.

A full detailed disclosure of all rules, regulations, bylaws, covenants and restrictions which apply to AJDR is available upon request.