

PINE CREST SUBDIVISION

RECORDED 04 37 092

Convenants

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years from the date these covenants are recorded, after which time said covenants shall be automatically extended to successive period of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change covenants in whole or in part.
2. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.
3. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
4. No sign of any kind shall be displayed to the public view on any lot, except, one sign of not more than eight (8) square feet advertising the property for sale or rent, or signs used by a builder/developer to advertise the property during the construction and sales period.
5. No animals, livestock, or poultry, of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
6. No Lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two (2) stories (24' from highest construction site grade) containing at least 720 sq. ft. of living space and private garage for not more than three cars. All structures will be in harmony of exterior design and color that blend with the area.
7. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plot plan.
8. To keep a primitive appearance no trees shall be fell or removed except for construction or in a hazzard situation.
9. Fences not to exceed six (6) feet in height, and blend with area.