

RESTRICTIONS FOR RAMSEY & AMBROSE PROPERTY

- (1) No residence shall be placed on this property having less than 1,200 sq. ft. of heated and cooled living space all on the main floor. All of the said areas being exclusive of porches, breezeways, garages, and similar spaces. The exterior of the home must be made of brick, rock, vinyl, aluminum, log, western cedar, metal or comparable siding. Construction of home must be completed within twelve months after start of construction.
- (2) All residences must be placed on a solid foundation and must be brick, rock, stone or split face block to grade. Barndominium style homes are allowed. Should a barndominium style home be built on any lot, metal to grade will be allowed.
- (3) No single wide mobile homes. Double wide mobile homes shall be allowed on the property. No multi-family dwellings will be allowed, all dwellings must be single family units. No duplexes, multi family, or below ground level basement homes will be allowed. (This does not prohibit homes being built from having a basement, it is to restrict against a home being solely built underground). No existing structure shall be moved from another location to the existing subject property.
- (4) No swine to be maintained on any tract.
- (5) No commercial chicken operations shall be allowed on any tract. The intent of this restriction is not to prohibit someone from raising chickens for their own personal use.
- (6) No junk, trash, or junk cars that do not run on their own power to be kept on property. This does not prohibit the keeping of vehicles in enclosed buildings.
- (7) Any outbuilding or additional buildings built on the property must be maintained and kept of neat appearance.
- (8) No recreational vehicles (motor homes, campers, etc.) allowed to be used as a permanent dwelling. Owners may use a camper or motorhome during the construction phase of their home if permitted by the Lafayette/Macon Co. Building and Zoning Codes Enforcement Officer. The intent of this restriction is not to prohibit any tract owner from storing their campers or recreational vehicles on their property.
- (9) These restrictions will run with the chain of title for a period of 25 years.
- (10) Enforcement of these restrictions is the sole responsibility of the owners of tracts #1 through #13 of the Ramsey & Ambrose Property and the sellers.