

# Brief summary of Protective Covenants

## **I. Land use and structures type:**

- a) Land is to be used for residential and recreational purposes only.
- b) One single-family dwelling is permitted per lot. Dwelling must be a site built home. No mobile homes, doublewides or manufactured homes are permitted.
- c) No exterior building can be started without approval of the Architectural Control Committee.
- d) Dwelling must contain 1,400 square feet for a one-story structure or 1,800 square feet for a multi-level structure.
- e) One outbuilding is permitted per lot. If horses or ponies are kept on any lot, an additional structure for housing such animals may be built.
- f) On lots 5 acres or greater, a guest suite building may be constructed. Dwelling must contain a minimum of 1,000 square feet of enclosed, heated space. Dwelling must not be within 100 feet of primary residence and must be built after the completion of the primary residence.
- g) Once construction on any improvements has commenced the exterior must be completed within one year.
- h) Camping is permitted provided camping equipment is not left on any lot for more than 14 out of 30 days.
- i) Lots of less than 10 acres may not be subdivided. Lots of 10 or greater may divide a lot only if new lot created is a minimum of 5 acres or greater. Any new lot created must abide by these covenants and must pay annual assessment.
- j) Household pets are permitted as well as horses and ponies. No swine, cattle, livestock, or poultry may be kept on any lot.
- k) No commercial timbering shall be permitted on any lot; clearing for home sites and driveways is permitted provided no more than 20% is cleared.
- l) No lot shall be used for any noxious or offensive trade; no junk cars may be stored on any lot.

## **II. Property Owners Association:**

- a) All lots serviced by private roads in Grants Mountain development will pay an annual assessment of \$250 for upkeep and maintenance of private roads, general maintenance of the subdivision and administration costs of the P.O.A.
- b) The property owners association is established to collect annual assessments and upkeep maintenance of the roads and also for enforcement of protective covenants.