

Lakeview Landings Restrictions

- (1) No more than one residence may be erected on each lot. No mobile homes allowed.
- (2) No such house shall be erected, placed or suffered to remain upon said premises nearer to streets than the platted building lines, inclusive of carport or attached garage.
- (3) Concrete block, roll paper, asbestos shingle or asphalt shingle siding or prime lap siding shall not be used on the exterior walls of structures situated on any lot.
- (4) No trailer, basement, tent, shack, garage or other outbuilding shall be used as a temporary or permanent residence.
- (5) All lots shall have a dwelling with a minimum of one thousand five hundred (1,500) square feet on ground floor, exclusive of garages, porches or patios. If a 2-story dwelling, total square footage must exceed two thousand five hundred (2,500).
- (6) No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance and nuisance to the neighborhood; trash, garbage or other waste shall not be kept on the premises except in sanitary containers; all incinerators or other equipment for storage or disposal of such material shall be kept in a clean, sanitary condition. No noxious or offensive activities allowed on property outside of normal farming operations.
- (7) All lots shall be used for residential purposes only, except home occupations that do not increase the flow of traffic.
- (8) Junked automobiles or their related parts shall not be kept on any lot.
- (9) Garages or outbuildings must be constructed of the same or comparable material as the dwelling.
- (10) Perpetual rights of easements for utility installments and maintenance are reserved by the Grantors and no obstructions shall be placed thereon; or such installation crossing individual lots, the same reservations shall apply.
- (11) All front lawns, side yards and rear lots to the property line shall be seeded and said lots, whether improved or not, shall be kept mowed and the right is reserved to the Grantors to mow said lots, or have them mowed, if needed.
- (12) The plans for the construction of all dwellings or outbuildings must be submitted to the Grantors or their assigns for their written approval.
- (13) Pets will be confined to individual lot owner's lots & will not present a nuisance to neighbors. Farm animals are not permitted on any lot.
- (14) Each residence constructed will be required to install a minimum 10 feet wide concrete or blacktop driveway from county road to house within one year of house construction.
- (15) All septic systems must be approved by the Washington County Environmentalist. Septic lagoon systems or any other type of open air septic systems are not allowed.
- (15) Enforcements shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages. Persons in violation will be responsible for all court costs.
- (18) Invalidation of any of these restrictions by judgment or court order shall in no way affect any of the provisions which shall remain in full force and effect.