

storage shed with a color scheme matching the principle residence and meeting the provisions of Section 2 shall be allowed.

5. **FENCES:** The lot owner shall have the responsibility to construct and maintain proper fences and appropriately confine all animals. The provisions of Section 2 herein apply to the construction of all fences. No cyclone/chain link fence to be allowed except for use as a dog kennel run as described in Section 3 above.

6. **TEMPORARY STRUCTURES:** No structure of a temporary character, including but not limited to basement, tent, trailer, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, unless otherwise approved by the Developer.

7. **SIGNS:** Except as hereinafter specified, no sign of any kind shall be allowed to be erected upon any of the lots.

One "For Sale" sign advertising the lot (or home) or lots (or homes) for sale, a driveway entrance sign approved by the Developer, and address signage approved by the Developer may be allowed on a lot.

8. **CONSTRUCTION MATERIALS:** Construction of all structures shall be of new material and new construction and no mobile home or modular home shall be moved on to any lot from any other lot or from outside the subdivision. All buildings must meet all Pennington County Building Code and United Building Code requirements in effect on date of construction.

9. **SIZE OF DWELLINGS:** All primary residences shall be constructed with floor living space of not less than 1000 square feet. In computing this living space, attached garages, basements, breezeways, and patios are to be excluded from consideration. In case of split-level homes, those actual adjacent living areas connected by half-flights of stairs shall be considered in the computation of the square footage. For the purpose of this covenant, half flights of stairs are construed to be those short flights of stairs connecting the levels of a split-level home, as compared to flights of stairs from six feet (6') to ten feet (10') in depth connecting actual floors within a structure.

10. **VEHICLES:** No vehicles, including cars and trucks, shall be allowed to be placed upon any lot unless said vehicle is in currently running condition. Only three (3) vehicles in current running condition may be parked outside overnight. All other vehicles must be housed within a completely enclosed building structure. Provided, however, a motor home, travel trailer or similar recreational vehicle, that is in current operating condition and currently licensed and/or an operational boat on a trailer, or operational snowmobiles on a trailer, will be allowed in a parking area that is parallel with and within twenty-five feet (25') of the garage or outbuilding.

11. **NOXIOUS WEEDS AND GRASS:** No noxious weeds, as defined by South Dakota statutes, shall be allowed to grow on any of the lots. Grass within a fifty foot (50') radius of the principal residence must be kept mowed to a height of less than five inches (5") at all times in order to avoid a fire hazard.