

1. **USE:** The property shall be improved, used and occupied for residential purposes. Any commercial or business activity that is conducted on any portion of the property must be approved by the Developer or Association.
2. **CONSTRUCTION APPROVAL:** Prior to the construction of any residential home, outbuilding, fence, wall, other structure, or installation of a storage shed, the owner of any lot shall submit in detail the plans concerning proposed construction or installation to the Developer for approval. The Developer shall have a period of thirty (30) days from receipt of said plans within which to accept or reject or suggest modifications to the plans. The owner must have written approval from the Developer prior to commencement of construction or installation. All exterior construction must be completed within one year after being commenced, including construction of driveways, walks and lawns. Any driveway that blocks a roadway drainage ditch must have a culvert installed of adequate size to allow passage of water to avoid erosion of the roads.
3. **PETS AND OTHER ANIMALS:** Except as hereinafter specified, no animals, equine, livestock or poultry of any kind shall be raised, bred or kept on any lot. Dogs and cats may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. Any other domestic animal kept on any lot must be approved by the Developer or Association. The number of dogs, cats, or other domestic animals kept shall be approved by the Developer or Association. One dog kennel run shall be allowed per lot. Dog kennel runs shall be a maximum of 120 square feet and the location must be approved by the Developer or the Association. All animals shall be confined to the property owner's lot.
4. **STRUCTURES:** The exterior surfaces of all structures shall be neutral or earth tone in color. No pastel colors shall be allowed. Outbuildings shall have the same color scheme as the principal residence, unless otherwise approved by the Developer. The provisions of Section 2 herein apply to the construction of all outbuildings. An enclosed 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