

Meade 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.

12. **SIZE OF LOT:** No lot may be subdivided so as to be in conflict with Meade County's Subdivision Ordinances or the County's Zoning Rules and Regulations.

13. **NUISANCES:** No noxious or offensive trade or activity, as defined by law, shall be carried on upon any lot within the development, nor shall anything be done which may be or become an annoyance or nuisance, as defined by law, to the development or individuals residing or owning property therein.

14. **GARBAGE AND REFUSE DISPOSAL:** No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers. No trash, garbage, rubbish or other waste shall be burned upon any lot.

15. **UNIMPROVED LOTS:** Owners of unimproved lots must keep them neat and clean in appearance.

16. **CONNECTION TO COMMUNITY WATER SYSTEM:** All lot owners shall receive water service from the central water system servicing the property. No individual water wells or systems shall be permitted, unless otherwise approved by the Developer.

17. **UTILITIES:** All utility lines constructed on any lot after these covenants are recorded with the Register of Deeds Office of Meade County, South Dakota shall be placed completely underground.