

RESERVATIONS, RESTRICTIONS AND PROTECTIVE COVENANTS  
FOR RINE ESTATE SUBDIVISION

RECORDED IN CUMBERLAND COUNTY PLAN BOOK 77, PAGE 64

1. The lots included in this subdivision shall be used for private residential purposes only. No business may be conducted from any residence in the subdivision.
2. Not more than one single family residential type dwelling with attached or basement garage or with separate garage shall be erected on any one lot in said section. A permissible accessory building for housing equipment incident to the care of the lot and improvements may be erected on the lot, either attached to or separate from the dwelling.
3. No dwelling or garage erected on any of said lots shall have any exposed unfinished concrete blocks, asphalt type sidings or have any exterior using permastone type materials.
4. Dwellings erected in Rine Estates will have a minimum finished constructed area as follows:
  - A. Two-story residence - 900 square feet on first floor; 900 square feet on second floor, plus two-car garage.
  - B. Ranch residence - 1232 square feet on first floor plus two-car garage.
  - C. Split-level residence - 1232 square feet on first and second floor plus two-car garage.
  - D. Bi-level residence - 1300 square feet on first floor; 600 square feet finished on lower floor.
  - E. Within one year of completion of construction, the macadam driveway will be installed by owner.
5. Residences built on lots in Rine Estates will have a minimum finished construction area of
  - A. Two-story residence - 576 square feet on first floor; 576 square feet on second floor.
  - B. Ranch residence - 1040 square feet.
  - C. Split-level residence - 1040 square feet, first and second floor.
  - D. Bi-level residence - 864 square feet on the upper level.

6. No dwelling or prefabricated or modular type of construction shall be erected on any lot.
7. No livestock of any kind except household pets shall be kept or permitted upon any of said lots.
8. No breeding or training kennels for dogs shall be maintained upon any of said lots, nor shall there be any hog pens, chicken houses, barns or stables of any sort erected or maintained on any lot.
9. No structure of a temporary character, trailer, basement, tent, shack, garage or other outbuildings shall be used on said real estate at any time as a residence either temporarily or permanently.
10. No billboards, posters or advertising devices of any kind shall be erected or maintained on any lot in said section except "for sale" signs.
11. The owners or purchasers of all the lots shall keep the lots mowed and in an orderly condition at all times.
12. Utility rights of way or easements of various widths are referred to and established on the subdivision plan for this section and no improvements shall be erected so as to encroach upon said utility rights of way or easements.
13. No buildings either dwellings, garage, accessory building shall be erected upon or placed upon any lot until the location, design and materials thereof have been approved by the developer or his designee. Following initial construction, any modifications or additions to any of the aforementioned structures shall be consistent and conform with the original construction.
14. No hunting or target practice with firearms shall be permitted on any lot.
15. All utility service lines shall be installed underground.
16. No trash, garbage or other waste shall be dumped on any lot, nor shall any unlicensed or inoperable motor vehicles be stored or allowed to remain on any lot.
17. These reservations, restrictions and covenants shall run with the land and shall be in effect for a period of twenty-five years from the date the same are recorded and shall automatically be renewed for additional successive periods of ten years each unless an instrument signed by a majority of the then owners of the lots have been recorded agreeing to change the said reservations, restrictions and covenants in whole or in part.

18. The developer as well as each lot owner shall have the right to enforce these reservations, restrictions and covenants either at law or in equity.
19. The invalidation by a court of law or equity of the provisions of one or more of these reservations, restrictions or covenants shall not operate any of the remaining provisions, which shall remain in full force and effect.
20. The provisions of paragraph 5 herein shall not apply to Lot A-19, Phase I, in that there is erected thereon a farm house. Further, a beauty salon business shall be allowed to be conducted on Lot A-19; however, all other conditions and restrictions herein shall apply to Lot A-19.