

## **RESTRICTIONS FOR ORCHARD ESTATES**

- A.** All building sites in the tract shall be known and described as single family building sites for residential purposes only. Only a single family dwelling with no less than 1500 square feet of living space (i.e., two-stories, cape cods, colonials, etc.) or 1300 square feet of living space (i.e., ranchers and top two floors of split levels) with a minimum two-car garage will be permitted. Living space does not include garages, basements, decks, porches, or patios. All ranchers must be brick or stone on the front, including garage. The top two levels of a split-level do not have to be brick or stone. A small implement shed or a pool house that complements the dwelling and does not exceed 240 square feet will also be permitted to the rear of the dwelling.
- B.** Exterior construction of the dwelling and attached garage(s) shall be stone, brick, random rock, vinyl siding, or a combination thereof. Concrete block foundation walls shall not extend above grade unless covered with brick, vinyl siding, stone, or random rock on the front and sides of the house and an approved exterior finish on the rear.
- C.** Shutters must be on any side of the house that fronts a street.
- D.** No trash, junk, garbage, or inoperable vehicles shall be permitted to be collected, maintained, or stored on any lot. Any inoperable vehicles must be kept within a garage at all times.
- E.** No noxious or offensive activities shall be carried out upon any building site; nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.
- F.** Residence within a garage, trailer, outbuilding, basement, tent, shack, or any other temporary living structure is prohibited.
- G.** After excavation and construction has started on a dwelling, all outside grading and exterior construction of the dwelling must be completed within 12 months. During construction, the topsoil must be moved so as to contain water runoff.
- H.** Any vegetable gardens must be maintained to the rear of the dwelling.
- I.** No display or advertising sign(s), commercial or business, shall be erected or maintained on these lots except a "For Sale" sign to help sell the real estate.
- J.** No truck over the capacity of 3/4 ton shall be parked or stored on these lots.
- K.** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept or maintained for any commercial purposes and are housed within the residence.

**L.** No fences shall be erected or maintained in the rear yard of any such lot(s) of a height greater than four (4) feet, and no fences shall be erected or maintained in the front of any said lots. No fence, wall, hedge, or mass planting shall be permitted to extend beyond the minimum building setbacks established herein. No chain link fences permitted.

**M.** No boat, trailer (either stationary, towable, or motorized), mobile home, recreational vehicle, camper, travel trailer, or any similar property shall be stored or allowed to remain on any lot for more than a brief, temporary period.

**N.** All satellite dishes shall be kept to the rear of the dwelling and shall not exceed 40 inches in diameter.

**O.** Clotheslines shall be permitted to the rear of the property.

**P.** Each lot owner shall provide receptacles for garbage in a screened area not visible from the street.

**Q.** Within six (6) months of occupying the dwelling house constructed on said lot, the driveway(s) must be paved or concreted and the lot landscaped and seeded.

**R.** In-ground pools shall be landscaped, and fences shall be landscaped, to soften fenced areas. Above ground pools shall be permitted with a fenced area to the rear of the property.

**S.** Before any construction begins, the developers, their heirs, executors, successors, and assigns shall have the right to approve any and all builders, reserve the right to approve all house plans, and the placement of the dwelling on the lot. If the developer does not respond after 30 days from the receipt of the plans, they will be considered approved.

**T.** No fuel storage tanks, except underground or within the building, shall be kept or maintained. Bottled gas tanks must be enclosed with a fence.

**U.** All roofs shall have a pitch of not less than 4/12, exclusive of porches and decks.

**V.** No trailers, mobile homes, or double-wide trailer units shall be permitted on the lot(s). No home transported to the site on a steel frame with wheels, where the same steel frame becomes a necessary and integral part of the home's permanent floor structure, shall be permitted.