



## Deed Restrictions for 11.99 acres E. Parker Road, Muldoon

1. Property shall be used for single family residential purposes or agriculture. No commercial.
2. The primary residence constructed on subject property shall contain not less than 1,500 square feet of enclosed and air-conditioned floor living area, exclusive of the garage area, porches, terraces, patios, driveways and carports.
3. Any residence or other permanent structures constructed on subject property are to be complete within one (1) year from the start of construction. Temporary facilities such as travel trailers and motor homes may be utilized during the construction period. However, in no event shall any such temporary facility be allowed to remain on the property longer than one (1) year. This one (1) year period shall be cumulative in nature. Following the completion of construction, those temporary facilities such as travel trailers and motor homes may be stored upon the property so long as they are not used as a residence and are stored in such a manner that their presence does not negatively impact the overall positive attractiveness of the property.
4. No mobile homes, modular homes, manufactured homes, or the like shall be permitted on subject property.
5. Only one primary residence may be constructed on subject property. Outbuildings used in conjunction with residential use of the property are permitted. All outbuildings including detached garages, workshops and barns must be of good construction, architecturally in harmony with the residential buildings, and kept in good repair. Residences that incorporate space for storage, such as a barndominium, are allowed.
6. No residence, guest house, outbuilding, or any other structure shall be constructed nearer than fifty (50') feet from the street, and twenty-five (25') from any exterior lot line other than one which is adjacent to a street. In the case where an exterior lot line lies within the margins of a public road then that particular "exterior lot line" shall be considered to be the fenced/ apparent margin of the road.
7. No further subdividing of the property.
8. The foregoing restrictions and covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 10 years from the date of recording.