



The Preserve at Acadia Pines

COVENANTS AND RESTRICTIONS

All of the premises herein above conveyed are made and conveyed subject to the following permanent restrictions (not conditions subsequent) to wit:

1. The lots shall be used for residential purposes only and approved light commercial as allowed per zoning ordinance. No industrial uses are permitted.
2. Each lot may contain no more than one single-family dwelling with up to two auxiliary dwellings, with usual appurtenant structures, such as garage, patio, boat house, private stable, shelter for domestic pets, and shed
3. Rental of dwellings is allowed as long as the rental is for residential purposes and is for a period of no less than three (3) days.
4. No house trailer, mobile home, tent or other temporary structure shall be erected, placed, maintained or permitted to remain upon any lot except (a) during construction for no more than one year; and (b) at all times provided that the house trailer, mobile home, tent or other temporary structure shall not be parked or lived in for more than fifteen (15) days.
5. All waste, garbage or rubbish shall be promptly removed from the premises by the purchaser or properly disposed of in accordance with all local ordinances and state laws concerning the same.
6. Buyer hereby covenants and agrees to observe and comply with all rules and regulations of any governmental agency having jurisdiction, with respect to fires and fire prevention, conservation and protection of wildlife, and natural resources.

7. No husbandry or keeping of animals shall be conducted upon the lots with the following exceptions: (a) ordinary domestic pets; (b) saddle horses together with appropriate shelter; and (c) chickens provided that no roosters are allowed, and all chickens must be confined to the bounds of the lot. Expressly prohibited are sheep, goats, swine, cattle, and other "farm animals".
8. Any unregistered vehicle that is intended for over the road use must be stored within a garage or other suitable structure.
9. No trucks over one ton shall be parked overnight on the premises.
10. No structure shall be located on any lot within 25 feet of any lot line. For the purposes of this section, "structure" shall no include a septic system or a well.
11. No dwelling hereafter erected upon the conveyed premises shall be occupied in any manner while in the course of construction, nor at any time prior to it being fully completed. All construction shall be completed within one year from the start thereof, provided, that the Grantor may extend such time when in its opinion conditions warrant such extension.
12. The maintenance and care of the subdivision road (Acadia Pines Lane) shall be the responsibility of the Buyer in common with others having the use thereof.
13. No driveway shall be located on any lot within 10 feet of the sidelines.