

Britt Farms Restrictive Covenants

1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, with no structure placed or improved upon any tract or lot being used for any type of business or commercial enterprise, other than for agriculture. A lot may be subdivided for the purpose of adding additional residential units or homes, provided that each subdivided lot shall contain, at a minimum, no less than three (3.0) acres.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. Site-built homes, modular homes, single-wide and double-wide homes shall be permitted on all lots.
4. No temporary house, shack, tent, or trailer shall be erected.
5. Any factory-built home placed on any lot must be underpinned within thirty (30) days of placement upon any lot and shall be skirted with brick, stone, masonry or such material as may be approved by the developer.
6. Any factory-built home placed on any lot may not be older than five (5) years of age at the time it is placed upon any lot, unless specifically approved by the developer.
7. Any home that is relocated upon any lot within the subdivision must be approved by the developer prior to placement on any lot.
8. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
9. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any lot must be registered and licensed.

10. No livestock or other animals may be raised or kept for commercial purposes on any lot. All swine and goats are specifically prohibited from placement upon any lot. No more than two large animals (horses or cattle) are permitted per acre on any lot. Notwithstanding the above restrictions, cattle and horses may be raised and sold on a lot, provided that no more than two of such animals are raised, per acre, upon any lot.
11. No dwelling placed upon any lot shall be closer than seventy (70') feet from the road right-of-way or thirty (30') feet from an adjoining property line on either side of a lot, when facing a public right-of-way, or fifty (50') feet from a rear property line.
12. All structures erected on any lot shall be completed within one (1) year of when the construction commences.
13. Motor homes and campers are authorized to be placed on a lot only in the following:
 - a. In the event that home construction on a lot has not been completed and the lot owner desires to reside in a motor home or camper located upon a lot for no more than one hundred and fifty (150) days.
 - b. When no form of construction of a home is ongoing the residency in a motor home or camper may not otherwise exceed sixty (60) days during any calendar year. Following any continuing residency of sixty (60) days, an Owner must remove the motor home or camper from the Lot for a period of not less than fourteen (14) days.
 - c. In the event that a home has been constructed on a lot, a motor home or camper may be stored on the lot on a permanent basis, provided that such motor home or camper shall not be occupied by guests or family members of a lot owner for more than thirty (30) days in any given calendar year.