

Country Lots, LLC
Flanders Estates
Restrictive Covenants

1. All lots shall be known and designated as residential lots, with no structure placed or improved upon any tract or parcel for any type of business or commercial enterprise, other than for agriculture. A tract may be subdivided with developer approval for the purpose of adding additional residential units or homes, provided that each subdivided tract shall contain, at a minimum, no less than three (3) acres.
2. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
3. All dwellings must have written approval by the developer prior to placement on any tract, and each dwelling must have a well and septic tank.
4. Any factory built home placed on any tract 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.
5. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any tract.
6. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any tract must be registered and licensed.
7. No livestock or other animals may be raised or kept for commercial purposes on any tract. All swine and goats are specifically prohibited from placement upon any tract, even if regarded as a pet.
8. No dwelling placed upon any tract 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 tract, when facing a public right-of-way, or fifty (50') feet from a rear property line.
9. All structures erected on any tract shall be completed within one (1) year of when the construction commences.
10. No timber may be cut for timber sale on any tract without permission of developer.
11. No cable or chain may be placed across any path, driveway, or roadway located upon any tract. This restriction shall not prohibit the installation of any gate with a structural frame or fencing.