

**BRETT-WILL-COURT ESTATES
LOT RESTRICTIONS**

1. No more than one (1) residential home or modular home shall be erected, placed or permitted on any lot, other than such other outbuildings as are usually accessory to the residential use of said property.
2. Any dwelling or modular home placed on a lot shall contain not less than 1300 square feet of heated floor space, exclusive of steps, porches and other attachments. Any modular home placed on the aforesaid lots shall be new and not a previously owned home. The definition of modular homes specifically precludes and prohibits the use and placement of any singlewide mobile, doublewide mobile, or singlewide modular home or unit on any of the lots located in this subdivision. Any home placed on the lot shall have a minimum roof pitch of 48" or higher. Any dwelling placed on a lot in said subdivision, including modular homes, shall be permanently affixed on foundations constructed of block with brick, rock, or rock veneer facing. There also must be a front stoop and step of the same material as the underpinning. The back porch or steps can be constructed of brick, rock, or treated lumber. All of the improvements set forth herein must be completed before electricity will be connected and turned on to a residence located on the above described property.
3. No dwelling, including approved modular home units, shall be placed or erected nearer than thirty (30) feet to the front of the property line or street right-of-way or nearer than ten (10) feet to the side property lines, or within twenty (20) feet of the rear property of said lot.
4. Before any individual so occupies any dwelling or modular home on the aforesaid lots, it is required that all lots be cleared and landscaped in order to provide a neat and orderly subdivision. The area on the lot (excluding all paved driveway areas and other walkway areas) must be either sown in grass or natural areas. All driveways shall be asphalted or cemented within ninety (90) days of occupying home.
5. No automobiles or motor vehicle bodies, shacks, tents, stripped or junk vehicles, shall be allowed or permitted on any lot or any street in this subdivision. Any vehicle kept or parked in the subdivision must be currently licensed and properly insured by the owners thereof.

6. Dogs, cats, and other domesticated household pets are permitted to be kept and maintained by the residents of said subdivision; however, no commercial stables, kennels, or other commercial activity pertaining to the quartering, breeding and training of animals shall be permitted to be carried on upon the premises. Except as herein permitted, no animals, livestock, or poultry of any kind shall be raised, bred, or maintained on any lot. Animals must be restrained to their owner's lot at all times and kept under control.

7. No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood including household pets.

8. Easements are reserved over the rear ten (10) feet of each lot, five (5) feet on either side of all interior side lines of each lot, over ten (10) feet on all exterior side lines, and five (5) feet along all front lot lines. Easements are also reserved within all road rights-of-way in said subdivision for the purpose of installation and maintenance of utilities of every kind and nature, in addition to the ones set forth hereinabove.

9. No lot shall be subdivided, by sale or otherwise.

10. Each dwelling shall be equipped with an approved sanitary septic tank system approved by the Alexander County Department of Health. Outside privies are expressly forbidden. No structure of a temporary nature, either trailer, basement, tent, shack, garage, barn, or other outbuilding on any of said lots shall be used at any time as a residence either temporary or permanent, or as an accessory outbuilding.

11. Signs of any character placed upon any part of the property shall not exceed two feet by three feet in size.

12. The developer reserves the right to approve each buyer's floorplan or modular home.

BUYER ACCEPTANCE:

