

Millstone Meadows Restrictions Effective April 1, 2006

These restrictions are designed to incorporate a uniform plan for development and improvement of Millstone Meadows Development and are subject to the following rights, restrictions, exceptions, limitations, agreements, covenants and conditions which shall be made a part, by reference to the recorded plat of said development all deeds, conveyances, instruments, leases, transfers or assignments of said premises, and shall run with and bind all land in said development and shall grant the benefits to owners of all lots in said development who are hereby expressly granted the right to enforce same regardless of time of purchase. These restrictions and conditions shall be incorporated in all instruments of conveyance, hereafter made. Enforcement and interpretation of these restrictions, rights, reservations, exceptions, limitations, agreements, covenants, and conditions, and approval of plans and specifications shall be the duty and privilege of the grantors until all lots are sold.

1. The property shall be used exclusively for private, single family residential purpose with no singlewides, doublewide trailers with or without foundations. Developer will approve each home, garage and outbuilding (in writing) before construction begins on each separate building. Minimum building setbacks from the edge of right-of-way will be 35 feet on all lots. Minimum setbacks from side property lines will be 15 feet for all lots in Millstone Meadows. The provision for sale of partial lot spits is allowed providing the parcel sold is at least .25 of acre.
2. There shall not be erected on the property any building or structure other than one private dwelling house for the occupancy of one family, with garage and other appurtenant outbuildings. Garage and other outbuildings shall be constructed and maintained in accordance with all agreements of the grantee contained herein. All electric services to the home shall be underground. No chain link fence is permitted.
3. Square footage minimums for one-story home is 1500 square feet depending on lot and 1700 square feet for a two-story home. Garage requirements: must be attached to the dwelling. Minimum 2 car garage and maximum 3 car garage. All proposed building shall be finished and landscaped within one year of excavation.
4. The property shall not be used for any purpose which may endanger the health or disturb the quiet enjoyment of any occupant of adjacent or neighboring premises.
5. No refuse piles, trash, junk, weeds, underbrush, abandoned vehicles or unsightly growths of any nature may be permitted to grow or remain on any lot. No owner of any lot shall be permitted to dump any trash, grass clippings, leaves, tree or shrub trimmings, paper, stones, brick or other debris or refuse within the street right-of-way or upon any lot.
6. Trash containers must be in ground or concealed by a wall attached to the dwelling.
7. No storage tanks, including but not limited to those used for storage of water, oil, other liquid or any gas shall be permitted on the property outside the building. Small satellite dishes are permitted in rear of home.
8. Advertising signs, billboards or similar devices shall not be permitted, erected or maintained on any lot or part thereof, except those advertising the sale, leasing or rental of the property on which they are located.
9. Mercantile or manufacturing business is not permitted on lots designated as single family dwellings. The manufacture or sale of alcoholic beverages is also prohibited.
10. No cattle, swine, poultry or other animals other than common domestic household pets may be kept or harbored on any lot. All household pets such as cats and dogs shall be confined or otherwise secured upon the premises by the owner.
11. No new thoroughfares shall be established.
12. No dirt shall be removed from the lots to specified places on the development except by written permission of the grantors. No natural drainage ditch shall be obstructed or changed.
13. No automobile or motor-driven vehicle may be left upon the property for a period longer than five days in a condition such that is incapable of being operated upon the public highways. Any towed vehicle, boat, motor home or camper trailer shall not be able to be stored upon a lot unless stored in a private garage.
14. These conditions and restrictions shall continue in force indefinitely. They may be amended at any time by appropriate action in writing and signed by two thirds of the then current lot owners in said development. In case of violation or breach of the restrictions and limitations herein contained, the party involved will be charged by the lot owners for all the expenses incurred in removal of obstructions and responsible for all legal fees necessary to correct any and all violations not adhered to in the restrictions and limitations.

Developer: Infinite Opportunities, LLC
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Robert Mill

Project No.: MILL-575 SHEET 3 OF 3
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