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Butler Crossing Subdivision Covenants

- No portion of property may be improved, used, or occupied for other than a private single-family residence, with no commercial activity thereon, except that a home office is permitted and farm operations may be carried on upon said land, subject only to the restrictions herein below.
- No building shall be erected, altered, placed or permitted to remain on said property other than one single family dwelling which shall have area of at least 2,000 square feet of enclosed living space, exclusive of basements, open porches and garages provided, however, that a detached garage, guest house, or other outbuilding may be created. "Enclosed living space" is hereby defined as that area of dwelling that is cooled or heated for occupancy.
- The ground floor enclosed living space of any two-story residential dwelling shall be a minimum of 1,700 square feet, exclusive of open porches, garages, and carports.
- No portion of this property may be subdivided.
- No structure of a temporary character, trailer, mobile home, tent, shack, garage or other outbuildings shall be used at any time as a residence either temporary or permanent. (This excludes guest house or in-law suite.)
- A single RV or camper is allowed but may not be used for permanent residence. A single RV or camper may be used during building process. In accordance with the Town of Summerdale ordinance, the use of an RV for living purposes during the time of construction is allowed provided that the new construction home permit has been pulled, and the use is allowed until a Certificate of Occupancy (C.O.) is issued or 1 year, whichever comes first.
- Property must be maintained. No noxious or offensive activities shall be permitted, nor shall anything be done thereon which becomes an annoyance or nuisance to the neighborhood. No swine or nuisance animals are allowed.
- No inoperable vehicles to exceed thirty (30) days. No stacking of unused inoperable or wrecked cars, trucks, or other such items. Property must adhere to Summerdale's Abandoned, Wrecked, or Non-operating Vehicle Ordinance.

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- These restrictions and charges created and established herein may be waived, abandoned, terminated, modified, altered or changed as to the whole or any portion thereof with written consent of the property owners of the majority of the lots in Butler Crossing Subdivision.
- This property is Zoned AO-1 in the Town of Summerdale and must follow zoning restrictions. Where there is a discrepancy between these regulations and the town regulations, the stricter of the two shall apply.