

WILSON CREEK RESTRICTIVE COVENANTS

EverOak LLC does hereby declare that the residential property described as **Wilson Creek North and Wilson Creek South**, is and shall be held, transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations and easements, hereinafter set forth.

I. GENERAL PURPOSE:

It is intended that the property will be a rural residential and/or recreational community of high esteem in a peaceful, quiet, safe, country environment.

II. PARCEL SIZES:

If allowable by all required regulatory bodies, the lots may be divided into 2 parcels with neither parcel being less than 1 acre, unless a variance is granted by EverOak LLC, its successors or assigns. After Declarant turns property over to residents this minimum acre restriction can be modified by a 75% vote of the lot owners.

III. RESIDENTIAL USE:

- a. The property shall be used for single family rural residences. The minimum square footage for the residential structures shall be 2,000 square feet under roof.
- b. Once construction starts, it must be completed within a timely manner, typically within 12 months depending on the complexity and scope of the construction. Allowances to be made for circumstances out of the control of the Owner.
- c. No mobile homes, house trailers, Recreational Vehicles, motor homes or camper trailers shall be permitted for use as temporary, occasional or permanent residences. The one exception is that an RV or camper trailer may be used for a temporary residence during the construction of a home under the following conditions. This is for no longer than 12 months and only if the RV or camper trailer is in good condition and not an eyesore and is placed behind the structure and substantially out of site of the paved road. The 12 months starts at the first work on the pad or footings.
- d. No building for business or manufacturing purposes shall be erected on a property nor shall any business or manufacturing other than customary in-home business be conducted on any property unless approved by the Declarant or his assigns.
- e. Structures intended to be built are to be submitted to EverOak LLC, its successors or assigns, for approval before construction begins. Initial approval can be made by a preliminary drawing and estimated site location. Final approval submittals are to include construction plans or drawings along with a site plan showing the location of all structures. Structures include but are not limited to houses, barndominiums, barns, shops, out-buildings and fencing. Approval of plans not to be unreasonably withheld. EverOak LLC may assign this approval right to the Wilson Creek owners.

- f. No heavy commercial vehicles, such as 18-wheeler trucks, shall be parked on site within view of a paved road, except construction vehicles as needed during construction.
- g. So long as it does not constitute a material nuisance, farm animals, except for hogs, are allowed for personal use but not for commercial purposes.
- h. All fencing to be neat and well-constructed. Any fences that are materially visible from the entrance road or from adjoining neighbors to be built with wood, vinyl board, barbed wire or hog wire unless otherwise approved by Declarant or by a 75% vote of the lot owners if already turned over to the owners. All fences to be kept in a neat and well-maintained condition.
- i. No property shall be used or maintained as a dumping ground for trash, rubbish or junk vehicles and equipment. Trash, garbage, or other waste shall be kept in sanitary containers and shall not be materially visible from the road to avoid a nuisance.
- j. All parcels to have a minimum 30' setback from all lot lines unless approved by variance by Declarant or by a 75% vote of the lot owners if already turned over to the owners. For owners who own multiple adjoining parcels, the common line between those parcels will have no setback requirement.
- k. Barndominium's are allowed and will be considered for approval by the Declarant based on its location, short term and long term intended use, amount of living space and aesthetics. Total sq ft to be a minimum of 2,000 sq ft under roof.
- l. Every owner is responsible for cutting the grass on their Parcel at least twice per year unless granted a variance by the Declarant or his assigns. If owner builds a pond the pond area should be kept in a clean, cut condition year-round so as not to create a nuisance or eyesore.