BFLC Deed Restrictions for Residential land/lots

(a) A 20-foot ingress/egress and utility easement shall be reserved by seller along all property lines.

(b) Property must remain in its natural state at least 20 feet from side and back property lines.

(c) A thirty (30) foot natural, undisturbed buffer shall be maintained along any right-of-way. This buffer shall not be cleared, cut, or otherwise disturbed. Any RV or Mobile Home placed on the property shall be located no less than one hundred fifty (150) feet from the right-of-way.

(d) No trees shall be removed from these areas by buyer. In the event seller or utility company needs to exercise use of the reserved easement, the seller or utility company may clear as necessary to satisfy their need at that time.

(e) No more than 2 dwellings per parcel (1 dwelling limit for parcels less than 2 ac). Any RV, tiny home, mobile home, "barnominium", or permanent home shall be considered as dwelling per these covenants, and must be permitted by the county and have permitted utilities attached.

(f) Buyers must obtain written approval from the seller, prior moving any RV or Mobile Home onto the property.

(g) Mobile homes placed on the property must be seven (7) years old or newer, measured from January 1 of the model year, must be a minimum of fifty-eight (58) feet in length, and must have solid masonry skirting around the perimeter

(h) RVs placed on the property must be seven (7) years old or newer, measured from January 1 of the model year, and must be a minimum of twenty-three (23) feet in length.

(i) Any permanent improvement must have approval from county building department.

(j) If recorded plat designates driveway location, the driveway must be installed per plat.

(k) No commercial activity.

(l) No excavation or mining.

(m) No feed lots.

(n) No gun ranges, no practice shooting shall take place.

(o) No hog farms.

(p) No poultry farms.

(q) No junkyards or accumulation of debris, rubbish, or inorganic waste.

(r) No scrapping operations.

(s) No moto-cross parks, tracks or off-road parks.

(t) No RV parks.

(u) No dog kennels. No dog breeding. Prohibited dog breeds: Pit Bull, Staffordshire Terrier (including American Bully), Chow-Chow, Rottweiler, Doberman Pinscher, German Shepherd, Mastiff.

(v) Registered Sex Offenders may not occupy this property in any way, whether that be living, renting, camping, working or farming.

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