

THIRD AMENDED RESTRICTIONS: THE FOLLOWING THIRD AMENDED RESTRICTIONS AND COVENANTS APPLY TO THE PROPERTY CONVEYED IN OTTER VIEW ESTATES SUBDIVISION:

1. As set forth herein, "Developer" shall mean Oceanic Enterprises, LLC.
2. All tracts and lots shall be known and described as single-family, residential lots, shall be restricted to residential use only, and shall not be used for any commercial purposes except for Airbnb rentals. Airbnb rentals are restricted to a minimum rental period of at least seven (7) days. Owners who use their property for Airbnb rentals will be responsible for ensuring that their renters do not engage in excess noise or any other activities that would disrupt or disturb other property owners. Owners who use their property for Airbnb rentals will further ensure that no parking situations occur that would unnecessarily block roadways or impede travel of any other property owners.
3. All residences shall have a minimum of 1,000 square feet of living area on ground level, exclusive of garage or basement in any one-floor house plan or 1,000 square feet on the ground level of any one and one half split-level or two-story house plan. Furthermore, no lot shall have more than one residence, although one residence may be built on two or more combined lots.
4. No lot may be subdivided other than Lot No. 4.
5. Barndominiums, Pole Barns, modular and manufactured homes are permitted. Mobile homes/trailers will be permitted if they are new, placed on a full concrete slab foundation, and contain 1,000 feet of living space. All buildings must have a foundation of concrete slab, footer with crawlspace or a poured basement.
6. All buildings, including garages or outbuildings, shall be constructed at least 10 feet from the property line. Garage buildings must be constructed no closer to the road than the residence and must be constructed of material outlined in item #5. No carports are permitted.
7. Due to the terrain of Lot No. 1, any outbuildings (i.e., garage and/or barn) may be built in front of the house.
8. All improvements begun on residential lots must be completed within twelve (12) months of the beginning of construction thereon.
9. All utilities to residences or other structures shall be installed and maintained as underground utilities from the property line to the residence, structure, or other terminus of the utility. No electric, telephone, or cable telephone poles shall be permitted on any lot except for the main feeder circuits and street lights.

