

WINDHAVEN RESTRICTIONS

In order to adopt a general plan or scheme for the development of Windhaven Subdivision the following restrictions shall attach to all lots described and designated herein as lots upon this plat. ~~Said restrictions shall be for the mutual benefit of each and every purchaser of a lot or lots as shown on this plat and shall operate as restrictive covenants binding the purchaser of each lot within Windhaven Subdivision their heirs and their assigns as a covenant to and with the grantors and with each and every other purchaser of a lot or lots within the subdivision for the faithful performance of the following conditions:~~

1. Dwellings shall be set back from any property line a minimum of ten (10) feet and shall be set back from any right of way a minimum of forty (40) feet.
2. If a single family residence is built it shall contain a minimum of 1,000 square feet of heated floor space. All the accessory buildings shall have a maintained finished exterior.
3. If a multi-family building is constructed then each family unit in the building shall contain a minimum of 760 square feet heated floor space.
4. There shall be no modular, manufactured or mobile homes placed on the premises.
5. All lots are subject to electrical, telephone, water line and cable TV easements, with rights of ingress and egress for purpose of installation and repair of same.
6. All lots sold but on which construction has not commenced shall be kept mowed by the lot owners expense.
7. Driveways are to be black-topped or concreted within 12 months of the date of completion of any dwelling.
8. No junked cars, junked trucks, junked boats, junked trailers or other objectional items or trash shall be left or kept on any lot or lots in Windhaven Subdivision.
9. Any residence on which construction is begun shall be completed in not more than 1 year.
10. No residence shall be occupied until completed.
11. All utility services shall be installed underground to the home or outbuildings.
12. Tracts 18 and 26 through 49 shall be permitted to have up to a maximum of two (2) head of livestock.
13. If one person buys four contiguous lots and retains them as one unit then the provision stated in no. 12 will apply.
14. All pets shall be confined to home owners property.