

## Real Estate Restrictions and Covenants

1. No Lot shall be resubdivided or reduced in size below its original size as shown on the Plat.
2. The Property shall be used for one detached single-family dwelling only; commercial, industrial, institutional, public use, or multi-family use of the Property is strictly prohibited.
3. The dwelling erected on the Property shall not be more than two (2) stories in height (not including basement) above ground. The basement of the dwelling shall not extend more than one (1') foot above ground level, as measured at the front of the dwelling.
4. No dwelling shall be placed on or erected on the Property unless it shall contain at least the following square feet of total floor area (as measured by outside wall dimensions and exclusive of basement, outside or attached porches and decks, attached garage or breezeway). If the dwelling is a:
  - 4(a) One Story Dwelling: The ground floor of the main structure shall have no less than 2,500 square feet; or
  - 4(b) Two Story Dwelling: The ground floor of the main structure shall have no less than 2,000 square feet, with the total structure having a minimum of 3,000 square feet.
5. The front elevation of the dwelling shall consist of no less than eighty percent (80%) brick, stone, brick veneer, stone veneer, or a combination thereof. The front of the dwelling and the front of all outbuildings shall have multiple windows with a span not greater than twenty feet (20') between them. The front of the dwelling and the front of all outbuildings shall have no more than one foot (1') of exposed foundation above the ground level. The first two feet (2') of both sides of the dwelling which are adjacent to the front of the dwelling must be no less than eighty percent (80%) brick, stone, brick veneer, stone veneer, or a combination thereof. The dwelling and all outbuildings must have natural earth tone colors for the exterior, except that traditional "barn red" may be used on the exterior of the outbuildings.
6. The dwelling must have an attached enclosed garage. The garage must be a minimum of a two-car garage but not exceed a six-car garage. All garage doors on the dwelling, and all garage doors on the outbuildings, must be located on the rear or sides of the dwelling or outbuilding, respectively.
7. In addition to the dwelling constructed on the Property, up to two outbuildings may be constructed. The combined total square footage of all the outbuildings, calculated in the same manner as square footage for the dwelling, cannot exceed 2,000 square feet on the ground floor. The outbuildings shall not be more than one story with a loft. An outbuilding may not be built prior to the construction of the dwelling.
8. The electric service lines and all other utilities to the dwelling and/or any outbuildings, including propane tanks and lines, shall be buried below ground level.
9. The dwelling and all the outbuildings shall be constructed of new materials. All outbuildings shall have the front elevation facing the same direction as the front elevation of the dwelling, with not more than a 20-degree difference from the direction of the front elevation of the dwelling. The front elevation of all the outbuildings shall consist of no less than eighty percent (80%) brick, stone, brick veneer, stone veneer, or a combination thereof that is identical to the brick, stone, brick veneer, stone veneer, or combination thereof that is on the dwelling. The front of all outbuildings shall have an entry door with a porch and roof overhang. Both the porch and the roof overhang shall not be less than one hundred (100) square feet in size.

10. Mobile homes, modular homes, log homes, or earth homes are strictly prohibited anywhere on the property.

11. Any antenna or satellite dish is to be placed on the Property in an unobtrusive location that is screened from the dwellings of adjacent properties.

12. No basement, outbuilding, mobile home, trailer, vehicle, or other non-single-family residence shall be used temporarily or permanently as a residence.

13. No dwelling or outbuilding shall be permitted to stand with its exterior in an unfinished condition past six (6) months following the date of commencement of construction. In the event of fire, windstorm, or other damage, no dwelling or outbuilding on the Property shall be permitted to remain in a damaged condition longer than three (3) months.

14. The front yard must be sodded or seeded within thirty (30) days from occupancy of the dwelling (weather permitting).

15. All exterior siding or brick must be installed within 12 inches of ground level.

16. No animals, livestock or poultry of any kind shall be raised, bred, or kept upon any Lot except domesticated dogs, cats, or other household pets may be raised and kept provided they are not kept, bred, or maintained for any commercial or business purpose. No Lot Owner may keep more than two (2) dogs and two (2) inside-dwelling cats, and all such animals shall be contained within the Lot and shall not be allowed to roam freely in the Subdivision.

17. The keeping of exotic pets on the Property is hereby strictly prohibited. Exotic pets include, but are not limited to, those animals described in Section 578.023, RSMo., as amended.

18. No vehicle, including but not limited to any motor vehicle (including commercial motor vehicles), motor home, camper, trailer, or boat shall be allowed on any Lot overnight, including driveways, unless it is kept garaged or inside an outbuilding that has its exterior doors closed. No Lot Owner shall allow any overnight parking on any streets in the Subdivision.

19. No personal property including, without limitation, boats, trailers, campers, camper shells, all-terrain vehicles (ATVs), shall be placed or stored in the open longer than 48 hours, nor shall they be parked on any street overnight.

20. On no portion of the Property, whether improved or vacant, shall trash, garbage or other waste accumulate. Furthermore, no portion of the Property shall be used or maintained as a storage yard for commercial or industrial materials or machinery. The residents' machinery for personal use is to be stored within the garage or enclosed outbuilding.

21. All water and sewer disposal systems shall conform to Federal, State, and County environmental, clean water, and Health Department regulations. No elevated storage tank, reservoir, sewage treatment plant, oxidation basin, lagoon, or related facilities are permitted. No portion of the Property shall be used or maintained as a dumping ground for trash, garbage, or other waste. Trash, garbage, or other waste shall be kept in sanitary containers or other equipment for the storage and disposal of such material. Such containers and equipment shall be kept in a clean and sanitary condition and out of view, other than on the day of pick up. All trash, garbage or other waste will be hauled off-site and disposed of in proper disposal facilities. Burn pits or burn barrels for trash or garbage are strictly prohibited.

22. No portion of the Property shall be used as a boarding house, nursing home, business or professional office, rooming house or clubhouse, or group home, nor shall the dwelling, any outbuilding, or any portion of the Property be used or devoted to any manufacturing, industrial, or professional business or commercial activity of whatsoever kind or nature (including cellular phone towers or other similar structures used to transmit radio waves), except that residents shall be permitted to work from their dwelling on a virtual basis.

23. No signs, advertisements, billboards, or advertising structures of any kind may be erected or maintained on the Property except for one (1) sign of not more than five (5) square feet in size which may be used for the sole and exclusive purpose of advertising the Property for sale or lease. Up to three (3) temporary political election signs of not more than ten (10) square feet in size may be placed on the property for not more than thirty (30) days per calendar year.

24. No loud, noxious, or offensive activity is allowed to become an annoyance or nuisance to the neighborhood. No exterior lighting shall be directed outside the boundaries of the Property. No skeet, trap, target shooting, or other uses of firearms is permitted, other than personal or property protection.

25. No fuel tank or container of any nature shall be placed, erected, installed, or constructed on the property, except for underground liquid propane gas (LPG) tanks. Portable fuel tanks of not more than one hundred (100) gallons, stored within the garage or outbuildings shall be permitted.

26. The structures and grounds shall be maintained in a neat and attractive manner. The Property must be kept free of trash, garbage, unsightly vegetation, weeds, or unsightly items.