

VILLAGE GREEN

PROTECTIVE COVENANTS + RESTRICTIONS

1. ALL LOTS IN THE WITHIN SUBDIVISION SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, NO STRUCTURES OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING OR DOUBLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS. FOR EACH DWELLING UNIT SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT.
2. THE LOCATION OF ALL STRUCTURES ON ANY LOT MUST BE IN CONFORMITY WITH THE ZONING REGULATIONS IN EFFECT.
3. NO FENCE SHALL BE ERRECTED NEARER THE FRONT LINE THAN THE FRONT OF THE DWELLING UNLESS THE FENCE SHALL BE A HEDGE OR SHRUB GROWTH NOT TO EXCEED THREE (3) FEET IN HEIGHT.
4. NO LOT IN THE WITHIN SUBDIVISION SHALL HEREAFTER BE SUBDIVIDED INTO PARCELS FOR ADDITIONAL RESIDENTIAL PURPOSES.
5. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
6. NO TRAILER, BASEMENT, TENT, GARAGE OR OUTBUILDING ERRECTED ON THE WITHIN SUBDIVISION SHALL AT ANYTIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED FOR RESIDENTIAL PURPOSES.
7. NO BUILDING MATERIAL, JUNK OR RUBBISH SHALL BE LEFT ON ANY LOT EXCEPT DURING ACTUAL BUILDING OPERATIONS.
8. NO WASTE MATERIAL PILES, DISCARDED AUTOMOBILES, MACHINERY, ETC., MAY BE STORED ON ANY LOT IN THIS PLAT.
9. NO POULTRY, PIGS, COWS, GOATS OR HORSES MAY BE KEPT ON ANY LOT IN THIS PLAT.
10. THE GROUND FLOOR AREA OF EACH MAIN DWELLING STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL NOT BE LESS THAN:

	<u>BASEMENT</u>	<u>WITHOUT BASEMENT</u>	<u>MORE THAN ONE-STORY</u>
SINGLE-FAMILY DWELLING:	1050 S.F.	1150 S.F.	900 S.F.
DOUBLE-FAMILY DWELLING:	2000 S.F.	2100 S.F.	1800 S.F.
11. NO SIGN OR BILLBOARD EXCEPT PROFESSIONAL SIGNS NOT EXCEED TWO (2) SQUARE FEET IN AREA AND "FOR SALE" SIGNS SHALL BE ERRECTED OR PERMITTED ON ANY LOT IN THE WITHIN PLAT. NO BARN, STABLE, OR OTHER OUTBUILDING FOR HOUSING DOMESTIC ANIMALS OR POULTRY SHALL BE ERRECTED OR PERMITTED IN THIS PLAT.
12. THE OWNERS OF ALL THE LOTS IN THE WITHIN SUBDIVISION SHALL BE REQUIRED TO MAINTAIN STORM WATER DRAINAGE WAYS IN SUCH A MANNER THAT THE NORMAL FLOW OF WATER SHALL HAVE NO INTERFERENCE.
13. THE PURCHASERS OF LOTS IN THIS PLAT AGREE TO MAINTAIN THE LAND AS PROVIDED IN THE ABOVE RESTRICTIONS. FAILURE TO COMPLY WITH RESTRICTIONS AFTER WRITTEN NOTICE BY THE COMMITTEE OF THE SUBDIVISION, SAID COMMITTEE SHALL ENTER UPON THE PREMISES, HAVE THE WORK DONE, AND SEND STATEMENT TO OWNER FOR PAYMENT.
14. IF THE PARTIES HERETO, OR THEIR ASSIGNS OR HEIRS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS HEREIN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDING OF LAW OR EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.
15. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
16. THE SUBDIVIDER PAUL RODENBECK INC. OR ANY REPRESENTATIVE APPOINTED BY HIM, SHALL SERVE AS A COMMITTEE TO APPROVE IN WRITING ALL HOMES ERRECTED WITHIN THIS SUBDIVISION. THEY SHALL APPROVE ALL DESIGNS, PLANS, LOCATION OF BUILDINGS OR LOTS AND ESTABLISH FINISH GRADES OF FLOOR ELEVATIONS AND LAWN AREAS. THIS AUTHORITY SHALL RUN WITH THE RESTRICTIVE COVENANTS OF THE PLAT OR UNTIL SUCH TIME AS A DULY APPOINTED COMMITTEE SHALL BE APPOINTED FROM PROPERTY OWNERS LIVING WITHIN THIS SUBDIVISION WHO WILL THEN ASSUME THE SAME AUTHORITY HELD BY ORIGINAL COMMITTEE.
17. THESE COVENANTS ARE TO BE RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL APRIL 1, 1985.