

GREGG'S FIFTH ADDITION

PR 57

The following covenants shall be part of this declaration.

1. No building, camper, trailer, etc. shall be set closer than 10 feet to any property line.
2. All buildings shall be constructed according to the provisions of the current uniform building code.
3. Not more than one (1) family residential unit and two (2) auxiliary buildings may be placed on one lot, said unit shall have minimum liveable space of 600 square feet, construction of the exterior shall be completed within one (1) year after the start of construction.
4. No campers, tents, trailers, or similar recreational habitable use units may occupy any lot at any time without written permission of the dedicators.
5. Commercial activity shall be limited to unobtrusive in-home enterprise.
6. The owner reserves such easements as may be necessary over and along each lot for public utilities.
7. All facilities for sewage disposal and water supply systems for potable use shall be constructed and operated in a sanitary manner acceptable to the county health officer. Trailer homes shall be self contained or have acceptable facilities for sewage disposal and water supply.
8. Lots, buildings, roads, etc. shall be maintained in a clean and orderly condition to protect health, safety and general welfare of property owners and to preserve, protect and enhance the ecological base and esthetic beauty of this subdivision.
9. No lots in this subdivision shall be subdivided further.
10. The dedicators and/or lot owners shall have the right to prevent or stop the violation of any of the above restrictions by injunction or other lawful procedure, and to recover any damages resulting from such violation.