RESTRICTIONS FOR
THE OVERLOOK AT BROTHERTON PLACE

1. This property shall be used for residential purposes only.
2. Owner may subdivide original tract into two (2) tracts with the appropriate planning commission approval.
3. No residential structure on any lot shall be designed, constructed, or used for more than one (1) family, and only one (1) house is to be erected or constructed on any lot.
4. No building shall be constructed or maintained on any lot which extends over the set-back lines. The set-back lines are as follows: front- 40 feet, side yard – 15 feet, side street – 30 feet, and rear – 40 feet.
5. A perpetual easement is reserved for each lot for the construction and maintenance of utilities, such as electricity and water.
6. Any residence erected on any lot and/or tract, as shown on said plat, shall have a minimum living area of 1,800 square feet. The foregoing minimum square footage requirements are exclusive of any garages, basements, porches, terraces, carports, and similar appurtenances; and, in addition, each resident shall have an attached one-car garage. However, a one-car basement garage may be utilized in lieu of an attached two car garage, but in that event, the minimum square footage requirements referred to above shall be increased to 2,000 square feet.
7. Plans for barns or storage buildings of any type to be constructed on any lot or tract shall be submitted to developers for approval prior to construction of same. No used materials shall be used in the construction of any buildings. All barns and storage buildings of any type shall be painted or stained and said paint or stain shall at all times be maintained by the owner of same in good state of repair. Any metal used on any barns or storage buildings must have a baked-on finish. The use of galvanized metal on any building walls or roofs shall be prohibited. Any barns or storage buildings shall be constructed to the rear of the residence and shall be at least ten feet from any adjoining property lines.
8. No poultry or swine shall be allowed or maintained on these lots at any time.
9. All exterior materials must be approved by the Southern Building Code
10. If fencing is used, the fencing in front of house, to the sides of house, 100 feet past the rear of the house, and across the rear must be wood plank, split rail, vinyl, centaur, or pvc fencing. Fencing past 100 feet of the rear of the house may be of any materials. No used fence materials may be used.
11. No house trailer, double wide house trailer, modular home or any type home which is not constructed on site shall be placed or erected on said lot.
12. No junk cars may be parked in the front yard or to the sides of the house. Cars must be licensed in the current year.