

Vance Woods Subdivision Covenants

RESTRICTIVE COVENANTS

These covenants are to run with the land and shall be binding on all parties claiming under them until July 1, 1991, at which time said shall be automatically extended for successive periods of ten years unless by a vote of majority of the then owners of the lots is agreed to change said covenants in whole or in part.

If parties violate or attempt to violate any of the covenants herein, it shall be lawful for anyone owning real property in said subdivision to prosecute at law or in equity against violating person or persons needed to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any of these covenants or judgement or court order shall in no wise affect any other provision which shall remain in full force and affect.

All lots shall be known as residential lots unless otherwise shown.

No structure shall be erected, altered, placed or permitted to remain on any residential building plot other than the single family dwelling, not to exceed two stories in height, and a private garage for not more than two cars, and any out building incidental to the residential use of the lot.

Building setback lines as shown on recorded plat shall be observed.

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 to the neighborhood.

No trailer, basement, tent, shack, garage, barn, or other out building erected in the tract at any time be used as a residence, temporarily or permanently, or shall any structure of a temporary nature be used as a residence. No dwellings shall be permitted on any lot having a width of less than 90 feet at the minimum building setback line.

No dwellings shall be permitted on any lot in this subdivision with ground floor area of less than 1,400 square feet. All dwellings shall be brick veneer unless exception is given by the subdivider in writing.