



Georgia Valm, Adams County Clerk/Recorder

PROTECTIVE COVENANTS

**FAIRVIEW ACRES
LOTS 1-11**

Envelope

No single family dwelling with less than 1200 square feet of living area will be permitted. This computation expressly excludes finished basements, garages, and porches.

No single or double wide mobile homes will be allowed regardless of permanence of the foundation.

Manufactured, modular, or site built homes on permanent foundation, (crawl space, basement, etc.) will be allowed. No temporary blocks or piers.

No structure of a temporary character, trailer, basement, tent, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

Only one residence is allowed per lot. No subdividing of lots shall be permitted.

Any detached building must be finished compatible with the existing residence.

All homes and any detached buildings must have a minimum roof pitch of 5/12 and have proper gutters installed so that runoff does not adversely affect adjacent structures or lots.

A boundary, barrier fence, or privacy fence of aesthetic quality shall be allowed.

Property owners shall preserve and protect all lot and boundary markers. Where work is performed which removes such markers, the markers shall be properly replaced by the property owner or their contractor.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, or other household pets may be kept as household pets only. Any lot over one (1) acre may have one (1) horse per acre.

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. All incinerators or other equipment for the storage or disposal of household garbage and waste material shall be kept in a clean and sanitary condition. No junk vehicles will be allowed to remain in the subdivision.

Easements are reserved for the installation of utilities, services, and drainage as shown on the original recorded plat. No structure, fence, planting, or other activity shall be enacted or allowed to remain in the easement areas which may damage or interfere with the proposed easement area use. Easement areas shall be maintained by lot owners, excepting only facilities therein installed which facilities are to be maintained by the appropriate authority. In addition to the permanent easement, public and private utility companies shall have right of way for the purpose of repair, replacement, upgrade, or new construction. All temporary use areas disturbed or damaged shall be restored to a condition equal to that prior to the damage by the utility causing the damage. Temporary use areas are restricted to lawns, ect. and may not encroach within permanent structures upon a lot.

Any development within this subdivision shall be in compliance with these protective covenants and all applicable zoning regulations.