



Brief Summary of Protective Covenants

I. Land Use and Structure Type:

- a. Land is to be used for residential and recreational purposes only.
- b. One single-family dwelling is permitted per lot.
- c. Dwelling must contain 1400 square feet with a minimum footprint of 800 square feet; once construction has commenced, the exterior must be completed within one year. * All dwellings in Parks Ridge must adhere to the building standards set aside by the Architectural Control Committee.
- d. One detached garage is permitted per lot.
- e. Dwelling must be a site built home. No mobile homes, doublewides or manufactured homes are permitted.
- f. Camping is permitted in Parks Ridge Subdivision for up to 7 consecutive days out of 30 in professionally manufactured equipment.
- g. No property may be subdivided.
- h. Household pets such as cats or dogs are permitted as well as one horse per acre. No ponies, swine, cattle, livestock, or poultry may be kept or bred on any lot.
- i. Clearing for home sites, driveways and views is permitted provided no more than 10% is cleared. No clear cutting or timbering permitted.
- j. No lot shall be used for any noxious or offensive trade; no junk cars may be stored on any lot.
- k. Upon completion of the road system within Parks Ridge, ownership will fall upon the property owners association.

II. Property Owners Association:

- l. All lots within Parks Ridge will pay an annual assessment of \$300.00.
- m. The Property Owners Association is established to collect annual assessments which will be used to for the upkeep of; the entrance area, roads, common areas, landscaping, and for the enforcement of protective covenants. The assessment will also be used to maintain community appearance.