

4415 *AM*
PROTECTIVE COVENANTS AND RESTRICTIONS

APPLICABLE TO BUTTERFLY MEADOWS SUBDIVISION *9604.185*

1. The purpose of the following restrictions is to create an atmosphere of peace, harmony and tranquility, among the owners and neighbors of Butterfly Meadows Subdivision. If these rules are enforced it will continue to increase the appraised value of this property. It will also improve the quality of life of the residents of Butterfly Meadow Subdivision. Please help us carry out this plan.
2. Said property shall be used solely for private residential purposes, for single family dwellings only; no commerce of any nature shall be carried on upon said property. Only one single family dwelling house shall be constructed on a lot.
3. No dwelling house shall be constructed on said property with an enclosed heated area of less than 1,600 square feet.
4. All foundations will be crawl space, 32 inches from ground to wood, lowest place, bisect plastic over ground under house, no houses built on concrete slab.
5. No trailer or other movable or temporary living quarters shall be permitted thereon and metal roofs shall be used on any building in said subdivision.
6. No structure separate from the dwelling house shall be used or occupied for living purposes, and no structure may be constructed closer to the front property line than the rear line of the dwelling house.
7. All houses set back 35 feet from front of lot and 10 feet on each side except houses #13, #14, #1 and #3a.
8. All dwellings shall be constructed with an exterior of at least 80% masonry, and no exposed concrete blocks, painted or unpainted, no stucco or asbestos siding shall be allowed in such construction.
9. Any fence erected on property shall be of substantial and ornamental construction; all wood fences must have smooth side on outside, except south end and west side of subdivision.
10. No livestock may be maintained on property and no noxious or offensive trade or activity shall be carried on upon the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
11. Carpet grass must be sodded on all front yards and across road ditch to black top.
12. No unusable or salvage vehicles can be left on grounds for over 30 days.
13. No flag pole or tower structure shall exceed 50 feet from ground. All walkways and driveways shall be constructed of concrete.
14. All houses shall be brick and not over 20% vinyl; vinyl only on gable ends, eaves and chimney from floor level up.
15. All utility cables will be under ground from steel poles to houses.
16. These restrictions shall remain in full force and effect until January 1, 2020 and at that time they can automatically be renewed for 10 more years.

Date: March 1, 1996

A. N. McKinney
A. N. McKinney, Owner and Developer

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