

DEED RESTRICTIONS

Liberty Chapel and Green Valley Rd. Lots 1, 2, 4, 5

1. These covenants, conditions and use restrictions are for the benefit of all owners of the above lots and shall be binding on all parties and all persons claiming under them until January 1, 2031 at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a majority vote of the then owners of the lots, it is agreed to change said use restrictions in whole or in part.
2. It shall be lawful for any person or persons, corporation, or firms owning any of the above lots to enforce any covenant or restriction herein contained. Invalidity of any one or more of these covenants or restrictions by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
3. No mobile home shall be erected on the lots as defined by having a steel undercarriage (steel structural floor system). There shall not be erected, placed or suffered to remain on any lot any building or structure except one private dwelling house, designed and intended for the occupancy of a single family, with a garage. Any garage must be equipped with an overhead door of a minimum of eight feet in width and a minimum of seven feet in height.
4. The ground floor area of the main structure on any lot, exclusive of porches and garages shall have a minimum livable floor area of 1,400 square feet for a ranch style home or the upper two floor levels of a split level. Any ranch style home with under 1,800 square feet of livable floor area must have an attached two car (minimum) garage. The square footage in this provision shall be finished livable area and to qualify must be properly heated and livable.
5. No basement, trailer, tent, shack, garage, barn, camper/RV, or any other outbuilding shall at any time be used as a residence, even temporarily.
6. Before any structure is started, the driveways shall be constructed, (but the top coat may remain to be completed) so as to keep the streets as clean as possible from dirt and debris.

7. Any construction of the dwelling house must be completed within twelve (12) months after construction has begun.
8. All driveways when completed must be either asphalt, concrete, pavers, or constructed of suitable stone composition of 3/8 inch to 3/4 inch of limestone or equal to top surface.
9. The exterior finish material of every house and garage constructed on said lots shall consist of only brick, stone, pre-cast/cultured stone, HardiPlank fiber-cement siding, wood, aluminum, vinyl, stucco or glass. The front of any two-story or split level or any ranch home that is under 1,800 square feet shall have a minimum of 30% exterior finish of brick, stone, and/or pre-cast/cultured stone. Homes with a covered front porch across the entire front of the home shall be excluded from the brick, stone, and/or pre-cast/cultured stone requirement. All detached garages shall have an exterior finish of the same kind and color material as the residence.
10. There shall be no Quonset huts. All outbuildings must be permanently constructed on a foundation of concrete or stone unless said building is a pole barn. All pole barns must be no less than sixteen feet across the front and contain no less than a total of three hundred square feet. Any pole building must be equipped with at least one door of a minimum of eight feet in width and a minimum of seven feet in height.
11. All fences at front or rear of home shall not exceed four feet in height and shall be of wood, vinyl, or powder-coated aluminum. There are two specific exceptions:
 - A. Six-foot high privacy fences may be allowed only for pools and/or patios and shall be built immediately adjoining said pool and/or patio.
 - B. 54" high wire mesh fence may be used exclusively at the rear of the garage/ barn/outbuildings for gardens or paddocks only if posts are a minimum of 5"x5" wood. High tensile wire fence (minimum of five wires with no wood caps or bottom) may also be used exclusively at the rear of the barn/outbuildings only if posts are wood and a minimum of 5"x5". Barbed wire and chain link fence/posts/gates are not permitted anywhere on the property.
13. All pastures, paddocks, and vacant space shall be maintained to control noxious weeds.

14. No billboard sign, or advertising device of any kind other than a "For Sale" or "For Rent" sign shall be permitted.
15. All exterior fuel tanks and other utilities shall be placed underground, except that propane tanks may be kept and maintained above ground provided they are properly landscaped in such a fashion to hide the tanks from view.
16. All electric services shall be underground from the road back to the home and outbuildings.
17. All trash containers shall be maintained either inside the garage or housed to the rear of the residence and shall be returned to their place of keeping within twelve (12) hours of any scheduled trash pick up.
18. No trash, metal, machinery, and/or boards can be stored/piled on said lots. All firewood and slab material shall be stored inside or at the rear of the home and any outbuildings.
19. Any activity that is illegal, creates excessive noise, disturbance, and/or offensive odor shall not be permitted.
20. No further subdivision of any parcel shall be permitted.
21. These deed restrictions are in addition to any county or township zoning regulations in effect.