

# Valley View Ranch

## Covenants

To maintain the property's values and keep the area looking great there are a few simple covenants that run with this land. This IS NOT a heavily restricted parcel like you would normally find in this part of the state. These simple covenants help keep your property value high and benefit everyone! **You can hunt, camp, and mobile homes are allowed.**

These covenants are to run with the land and shall be binding on the Purchaser and all persons claiming under him.

- A. This property shall be used for residential and recreational purposes only. No swine shall be raised, bred, or kept in a commercial capacity. A parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) involving animals be permitted. Any animals kept on this property shall be maintained in such a manner that they do not present a nuisance to owners of neighboring parcels. Kennels with greater than three dogs are not permitted.

***WHY THIS IS GOOD FOR YOU:** This means that your neighbor can't get mad at you and locate a dozen hog houses on the boundary with your parcel. This also prevents your neighbor from building an apartment house or operating a go-kart track next door to your peaceful haven.*

- B. No structure of temporary character (Ex. tent or lean-to type structure) shall be used as a residence. Such structures may be used for recreational purposes, but shall not be allowed to remain on any parcel for more than two (2) months during a calendar year. **Mobile homes, recreational vehicles & travel trailers are allowed.**

***WHY THIS IS GOOD FOR YOU:** This property is great for camping and we encourage this type of activity. What this covenant prevents is a neighbor setting up a permanent tent city. Nobody wants that as a neighbor.*

- C. No derelict vehicles may be kept on any parcel unless kept in an enclosed garage. Derelict vehicles are defined as those which either do not run, or are not licensed.

***WHY THIS IS GOOD FOR YOU:** Prevents your neighbor from having 10 broken down cars next to your property. This means that your neighbor can't use his parcel as a place to strip cars or to run a junk yard*

- D. Waste materials must be kept in closed containers at all times. Parcels must be kept free of refuse, debris, and rubbish. No parcel may be used for temporary or permanent storage of rubbish or trash (collectively, garbage). Burying or dumping of garbage, junk, trash, oil, petroleum or other liquid or solid waste or littering of any kind on any parcel is strictly prohibited.

***WHY THIS IS GOOD FOR YOU:** This means your neighbor can't dump trash from his landscaping business there just because they charge to do that at the land-fill.*

- E. The beauty of the Property is in the mixture of trees and open space. Trees having a minimum trunk diameter of six inches and measuring two feet above ground level may only be cut if the following conditions are met: a) are dead or dying or; b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view

corridors, or recreational open space. In any event not more than twenty percent (20%) of any one parcel may be cut or cleared. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited.

***WHY THIS IS GOOD FOR YOU:*** *This prevents your neighbor from opening some type of strip mine next to your property.*

- F. Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from the roads within development.

***WHY THIS IS GOOD FOR YOU:*** *This is great hunting property and we encourage hunting. This keeps other land owners from hunting on your land.*

- G. No commercial vehicles or heavy equipment are permitted to use the road. If it becomes necessary to permit such usage, and if any road damage is incurred because of said usage, the owners of said vehicles and/or equipment will be required to repair road back to original condition. If owners of said vehicles and/or equipment are not the property owners, then the property owner will ultimately be financially responsible for any damage done and no other owners will be required to contribute financially. Delivery trucks are permitted to use the roads.

***WHY THIS IS GOOD FOR YOU:*** *This keeps the roads in the development nice for all to use.*

- H. No parcel or lot may be subdivided without the express written consent of the developer. There shall be only one single-family dwelling per 5 acres of land.

***WHY THIS IS GOOD FOR YOU:*** *This means that your neighbor can't turn his parcel into a pet cemetery or small town, nor can he sell it off in tiny squares to 400 people.*

- I. No structure (other than fencing and mail boxes) of any kind shall be built or permitted within fifty (50') feet of any property line.
- J. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.
- K. No deviation of any kind shall be permitted from these covenants unless permission is granted in writing by the Seller.