



Deerfield Subdivision Restrictive Covenants

1. No lot in this subdivision shall be used for anything other than residential purposes. All buildings shall conform to the specifications and plans approved by the architectural committee and/or the developer and shall not be altered without approval. All garages and/or additions shall be contiguous to the residence. By way of illustration but not limitation, attachment to the structure by means of an arbor or roofline shall not be deemed contiguous for purposes of this section. Approval by the City Planning or Zoning Board shall not constitute approval for any addition in this subdivision.
2. The Architectural Committee of Craycon Homes, Inc. shall approve the design and location of all structures prior to the construction thereof. Foundation height shall be shown on plot plan and approved by developer prior to construction. Plans must be submitted in a timely fashion.
3. Lots bought for investment or future building must be maintained on a regular basis i.e., grass must be cut, snow removed from the walks, shrubs and/or trees maintained. If this is not done in a timely fashion by the owner, it will become the responsibility of Craycon Homes, Inc., which corporation will bill the owner for any maintenance.
4. Vehicles:
 - A). No parked and/or inoperable cars, trucks, boats, trailers, campers, vans, RV's, tents or others shall be parked on the street, drive, yard, or lot except in an enclosed garage.
 - B). No truck of any size greater than a pick-up truck shall be permitted to be parked in the subdivision.
 - C). No vehicles may be repaired except in an enclosed garage.
5. No antennas or satellite dishes in excess of 20" in diameter shall be permitted.
6. Inground pools and bath houses may be built upon prior approval of design and placement by the Architectural Committee. No above ground swimming pools shall be permitted on any lot except one wading pool, not to exceed 50 sq. ft. and shall not exceed 16" in height.
7. The floor area of any dwelling structure, exclusive of open porches, garages, carports, or patios, shall not be less than 1300 sq. ft. for a one story plan design. A one and one-half story or two story design shall have 1600 sq. ft. and a split design shall have a minimum of 1700 sq. ft. The developer reserves the right to require more than the minimum square footage.



8. Fences:
 - A). Wood or vinyl fences shall be permitted.
 - B). No chain link or metal fencing shall be permitted.
 - C). No fences shall be constructed with the utility easements.
 - D). Fences shall not be erected nearer to the street than the front corner of the house.
9. No trailers, garages, or other outbuildings shall at any time be used as a temporary or permanent residence.
10. Outbuildings:
 - A). Outbuildings shall be permitted up to 120 square feet.
 - B). The location of outbuildings shall be approved by the developer and/or the architectural committee prior to construction and/or installation.
 - C). Design and composition of the outbuildings must be wood or vinyl siding to match the existing dwelling and must be approved by the developer or neighborhood committee.
11. No commercial trade shall be carried on at any residence.
12. Animals:
 - A). No animals, livestock or poultry of any kind may be kept, bred or raised on any lot in this subdivision, except dogs or cats or other household pets which are considered traditional.
 - B). No animals of any type shall be kept or bred for any type of commercial purpose.
 - C). No more than two dogs per lot.
13. There shall be at least (1), 3 1/2" deciduous tree planted at the time of construction in the front yard.
14. No sign, notice, advertisement, or illumination shall be inscribed or exposed on or at any window or any part of the subdivision, without the prior written consent of the developer, which approval shall not be unreasonably withheld.
15. These covenants shall run with the land, and shall be binding to all parties claiming under them until the year 2020, at which time they shall automatically be extended for successive periods of (10) years unless by vote of the then - majority of the lot owners, it is agreed to change the covenants.
16. These covenants shall be enforceable by injunction or otherwise by the Grantor, its successors and assigns.