

# SweetSpot America

## Residential Covenants for Lots R20 – R32

1. **Lot Size:** The Residential lots are 1 acre minimum.
2. **Dwelling Purpose:** Buildings on the residential lots will be for residential purposes.
3. **Dwelling Type:** Buildings shall be limited to the use permitted in Rural Residential Districts in Mellette County, South Dakota.
4. **Dwelling Standards:** Buildings shall meet at a minimum, the requirements of the current International Building Code, National Electric Code, and the National Plumbing Code.
5. **Dwelling Size:** Single Family Residence size shall be a minimum of 1400 square feet living area, with an attached 2-car garage.
6. **Restrictions:**
  - a. Purchasers, their heirs and assigns, shall not use the property for the purposes of raising or breeding livestock.
  - b. Purchasers, their heirs, and assigns, shall not place upon the property or affix thereto any trailer home, trailer house, mobile home or other similar type structure, provided that this restriction shall not apply to the placement of a modular home or any similar structure, if affixed to a permanent foundation and has required attached 2-car garage.
  - c. Purchasers, their heirs, and assigns, shall not have junk materials, junk automobiles, or non-used automobile salvage or storage.
  - d. Purchasers, their heirs, and assigns shall not raise, breed, or keep animals for commercial purposes.
  - e. Purchasers, their heirs and assigns, shall not store any offensive materials.

**Property Owner's Association:** By acceptance of the deed or other instrument of conveyance for a lot in SweetSpot America, the lot owner shall be a member of the SweetSpot America Property Owner's Association, and abide by the by-laws, rules, and regulations.