

EVERGREEN ESTATES  
COVENANTS

Section 1: SINGLE FAMILY RESIDENTIAL USE ONLY

This property shall be used for single family residence purposes only and not for any business trade commercial or industrial purpose.

Section 2: DWELLING REQUIREMENTS

No dwelling having less than 1000 square feet on the ground floor of living space shall be allowed. All houses shall be of new material and new construction and no house shall be moved onto any lot from another property. No trailers or modular homes will be allowed. All homes must be stick built type construction and may not include steel vinyl siding on the exterior.

Section 3: OUTBUILDINGS

No metal or wood tool sheds or outbuildings of any type will be allowed other than a detached garage made of similar construction as the home.

Section 4: PEACE AND QUIET

No offensive activity, offensive noise or any activity that constitutes a public nuisance will be allowed. No discharge of

firearms or fireworks will be allowed except for the purpose of predator control.

Section 5:

TRASH AND VEHICLE

No trash, rubbish or refuse may be accumulated on the property except in suitable receptacle screened from public view and protected from disturbance. This restriction applies to contractors during construction. There shall be no dumping or stockpiling of material on any lot. No motor vehicles except those in average daily shall be kept on the property: any rebuilding of such shall not be permitted. No commercial vehicle may be kept on any lot except pickup trucks or similar small trucks that are in well maintained and operating condition. All vehicles stored on the property are required to be garaged. Firewood shall be kept out of sight as much as possible and stored in neatly stacked piles. Wood splitting areas shall be maintained in a neat manner and all bulk wood shall be promptly cut, split and stacked.

Section 6: SIGNAGE

No sign of any kind shall be allowed on the property or displayed to the public view other than the limited purpose of advertising the property for sale by an owner or his agent. One sign of not more than 3 feet square will be allowed for this purpose.

Section 7: LANDSCAPING

All natural surface areas disturbed by construction shall be returned promptly to a natural condition and all noxious weeds shall be controlled by the lot owner.

Section 8: ANIMALS AND FENCING

No animals except dogs and cats will be allowed permanently on the property. Any kennel and fencing shall be maintained in a neat and slightly condition. A kennel may include a fenced area of up to 200 square feet. No more than four (4) horses can be boarded over night on a temporary basis not to exceed 6 months. Corals will be of wood or steel and have a well maintained and neat appearance and be of minimal size. All

other chain link or fencing of any type around the property is not allowed.

Section 9: CONSTRUCTION

Construction shall be completed with 365 days after construction commenced, excluding minor interior work.

Section 10: LOCATION OF STRUCTURE

No home or garage shall be located on any of the lots nearer than 50 feet from any lot line.

Section 11: ENFORCEMENT

Any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions conditions, covenants, reservations, liens and charges now or hereafter imposed by the provision of this declaration. Failure by any owner to enforce any covenant herein contained shall in no even be deemed a waiver of the right to do so thereafter. Each tract shall have one (1) vote in the determination of any questions.

Section 12: SERVERABILITY

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 13: AMENDMENT

The covenants and restriction of this declaration shall run with the land, for a term of 20 years from the date this declaration is recorded, after which time they shall automatically be extended for successive periods of 10 years. This declaration may be amended at any time by an instrument signed by a declarant or by not less than 75% of the tract owners. Any amendment must be recorded.