

RESTRICTIONS  
FOR  
BRIGHT LEAF ESTATES

1. The following minimum square feet of floor space is required for each residence on each lot:  
1400 square feet living space on single structure.  
2000 total square feet for a multi-storied structure and minimum 1100 square feet on the first floor, 900 square feet on the second floor.
2. No garage, basement, or porch shall be included in determining the above minimum square feet requirements.
3. Garage shall be attached to home.
4. House must be brick, rock, or vinyl.
5. Any out buildings shall be made like the outside of the home.
6. The following building set back lines shall apply to all lots and dwellings erected and the following distances shall be from the property lines of each lot.  
Front set back line 50 feet  
Side and back set back line 10 feet  
Twenty foot utilities easement on each side of the road.
7. No fence of any kind may at any time be erected nearer to the front property line than the back line of the building.
8. Mobile or modular homes are prohibited.
9. No structure of a temporary nature shall be used on the Tract at any time as a residence or living quarters, either temporarily or permanently.
10. All buildings on the Tract shall be completed within one year after construction commences; unless an extension to complete construction is granted in writing by the developer.
11. Driveways must be paved with asphalt or concrete within one year after construction commences.
12. The owners of the Tract shall maintain storm water drainage ways in such a way so as not to change or impede the normal flow of water.
13. Tracts may not be used or maintained as a dumping ground for trash, garbage, or other waste and all trash, garbage or other waste shall be kept in sanitary conditions.
14. Vehicles not licensed and in non operating condition shall not be parked on any Tract unless it is stored in an enclosed building. This includes boats, trailers, etc.

No animals, livestock or poultry of any kind shall be raised, bred or kept on the Tract.

Dogs and cats and other household pets may be kept any place on their own personal property provided they are not kept, bred or maintained for any commercial purposes.

16. Any garden spot must be at least 100 feet from the road behind the house.
17. All Tracts shall be kept free of tall grass and weeds in the summer..
18. All mechanical work (plumbing and electrical, etc.) shall conform to the provisions of prevailing codes. All utilities are to be underground. Anyone cutting into or tunneling under any dedicated lane or road in subdivision must repair and restore lane or road to extent affected to its original condition, all at such person's expense.
19. This subdivision is restricted for residential use only. No tobacco base with any Tract.
20. No more than one home on each tract. Tracts cannot be subdivided.
21. The developer will oversee the construction of the first ten lots. The remainder of the lots will be overseen and approved by the majority of the existing homeowners.