

MINIMUM BUILDING COVENANTS FOR HUGHES GREEN ACRES MINOR PLAT SUBDIVISION

SELLER OFFERS THIS PROPERTY FOR SALE FOR THE EXCLUSIVE USE AS A SINGLE-FAMILY BUILDING LOT.

BUILDING COVENANTS FOR SINGLE-FAMILY HOMES:

1. **SETBACKS:**
Minimum front yard setback of 200 feet from dedicated right-of-way of Franklin Road (County Rd. 440E). Minimum side yard setback of 25 feet.
2. **LIVING AREA:**
 - A. Dwelling shall contain not less than 2200 square feet of living area excluding porches and garage areas.
 - B. All dwellings shall be conventionally built. By definition, conventionally built homes exclude earth berm, dome, modular and mobile homes.
 - C. A minimum of 70% masonry shall be built on the first floor.
 - D. No aluminum siding or artificial stone or brick veneer exteriors shall be used.
 - E. Final building plans must be approved by the Architectural Control Committee which shall be composed of Anthony Hughes and Nathan Hughes.
3. **GARAGES:**
All dwellings shall have a minimum of a two (2) car attached garage, which shall be either end or rear loading.
4. **ROOF PITCH:**
All dwelling roofs shall be a minimum of 6/12 pitch.
5. **ANCILLARY STORAGE BUILDINGS:**
 - A. Building incidental to residential storage needs may (after issuance of building permit) be constructed in rear yard only. The narrowest end of the building shall face the frontage road for the property.
 - B. The use of unpainted corrugated steel and/or T-111 wood paneling facing materials on any ancillary buildings is prohibited.
 - C. Any ancillary building plans must be approved by the Architectural Control Committee.
6. **USE:**
Parking and/or storage of boats, recreation vehicles, trucks larger than $\frac{3}{4}$ ton, trailers and all farm tractors or implements must be behind the rear wall of the primary residence.

7. **FENCING:**
No solid board fencing shall be used in the front of any residence.

8. **MAINTENANCE PROVISION:**
This tract of land shall be kept mowed or planted in farm crops prior to commencement of construction of any residence.