

HAWKS LANDING RESTRICTIVE COVENANTS

1. ALL LOTS ARE HEREBY RESTRICTED FROM FURTHER SUBDIVISION FOR THE PURPOSE OF CREATING ADDITIONAL RESIDENTIAL LOTS.
2. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITIES SHALL BE CARRIED ON, ON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE, OR MAY BECOME, AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD. PERMITTED USES SHALL BE AS SINGLE-FAMILY RESIDENCES ONLY.
3. NO LIVESTOCK MAY BE KEPT ON ANY LOT. HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
4. THE MANAGEMENT AND ARCHITECTURAL CONTROL COMMITTEE, HEREINAFTER REFERRED TO AS THE COMMITTEE, IS COMPOSED OF THE DEVELOPERS. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. UPON THE SALE OF ALL LOTS, THE DEVELOPERS SHALL DESIGNATE THEIR SUCCESSORS.
5. THE COMMITTEE'S APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE FAILS TO APPROVE OR DISAPPROVE WITHIN 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN COMPLIED WITH.
6. NO DWELLING MAY HAVE LESS THAN 2000 SQUARE FEET OF FINISHED LIVING AREA ABOVE GRADE. THE PRINCIPAL RESIDENCE AND ALL OTHER BUILDINGS AUXILIARY OR SUPPLEMENTAL THERETO, SHALL HAVE SIMILAR OR COMPLIMENTARY EXTERIOR APPEARANCE, USING THE SAME MATERIALS, EXCEPT BY APPROVAL OF THE COMMITTEE.
7. ALL BUILDINGS SHALL BE OF A PERMANENT TYPE CONSTRUCTION BUILT TO LAST 50 YEARS OR MORE WITH NORMAL MAINTENANCE. SIDING, AND/OR VENEER, SHALL BE EITHER NATURAL STONE, FIRED BRICK OR NATURAL WOOD WEATHER BOARD OR SHINGLE, OR VINYL OR ALUMINUM. ANY SIDING MATERIALS MEETING THE ABOVE REQUIREMENTS MAY BE INSTALLED IN COMBINATIONS THEREOF. A TWO-CAR ENCLOSED GARAGE SHALL BE BUILT ALONG WITH EACH RESIDENCE. **MOBILE** OR MANUFACTURED HOMES SHALL NOT BE PERMITTED. ALL DRIVEWAYS SHALL BE CONCRETE OR ASPHALT SURFACE.
8. ALL BUILDING AND SITE PLANS SHALL BE SUBMITTED TO THE COMMITTEE FOR APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION OR OBTAINING A BUILDING PERMIT.
9. FENCES, STORAGE SHEDS AND OTHER OUTBUILDINGS OR STRUCTURES SUCH AS GAZEBOS, GREENHOUSES, KENNELS, SWIMMING POOLS, AND THEIR ACCOMPANYING FACILITIES MUST BE OF COMMITTEE-APPROVED DESIGN AND LOCATION. PROPANE TANKS, IF APPLICABLE, MUST BE BURIED

AND ANCHORED. BOATS, RECREATIONAL VEHICLES, ETC., SHALL BE STORED NEAR THE REAR OF THE LOT AND MUST BE SCREENED FROM VIEW OF ADJOINING LOT OWNERS, IF REQUESTED BY THE COMMITTEE.

10. OWNERS OF ALL LOTS SHALL SHARE PROPORTIONATELY THE COST OF MAINTENANCE OF ACCESS AND DRAINAGE EASEMENTS USED BY THEM. ADDITIONALLY, DUES SHALL BE COLLECTED (\$10.00/MONTH PER LOT) FOR SNOW REMOVAL AND MAINTENANCE OF HAWK COURT.
11. OWNERS SHALL BE RESPONSIBLE FOR THE PLACEMENT OF A CORRUGATED ALUMINUM OR EQUITABLE MATERIAL DRIVEWAY CULVERT PIPE, MINIMUM SIZE OF 15" DIAMETER, FOR DRAINAGE ALONG THE PRIVATE ROADWAY. OWNERS SHALL BE RESPONSIBLE FOR KEEPING THEIR INDIVIDUAL LOTS, ROAD RIGHT OF WAY, AND DRAINAGE PIPES/DITCH MOWED IN A NEAT AND TIDY APPEARANCE, FROM DATE OF PURCHASE.

THE FOREGOING COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2027, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 10 YEARS UNLESS CHANGED BY A MAJORITY VOTE OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS, OR RESTRICTIONS, IN WHOLE, OR IN PART. COVENANTS MAY BE CHANGED ONLY BY A MAJORITY VOTE OF THE THEN OWNERS OF THE BUILDING SITES.