

CLOUDWOOD RANCH

SUMMARY OF COVENANTS, CONDITIONS AND RESTRICTIONS

1. Single Family. All Tracts shall be used for single family residential purposes only. Only one single family residence for each Tract is permitted.
2. Minimum Square Footage. Every single family dwelling shall contain at least eighteen hundred (1,800) square feet of living area, excluding porches, garages and storage areas.
3. Garages. All single family dwelling units, except approved guest quarters, shall have at least a two-car attached, or detached garage. All garages must be side entry or rear entry.
4. Guest Quarters. One guest quarters may be built upon each Tract provided the guest quarters contains no less than five hundred (500) square feet and is no more than half the size of the main house. Guest quarters must be built along with or after the construction of the main dwelling and may not be built or occupied prior to the main dwelling being occupied. Guest quarters must be constructed with material harmonious with the main dwelling.
5. Barns, Workshops & Storage Buildings. One permanent metal, stucco, rock, and/or hardiplank barn, workshop or storage building shall be allowed so long as such building has rock wainscoat beginning at the bottom of the building and extending three feet (3') upward and is constructed with material harmonious with the main dwelling. Such structures must be located behind the main dwelling site (save and except on lot nos. 21, 22 & 23) and may be constructed on the Tracts prior to the main dwelling being constructed or occupied. No portable storage buildings shall be allowed.
6. Barns as Temporary Living Space. Guest quarters located inside of a barn which is constructed on the Property shall be allowed so long as the guest quarters are not used as a permanent residence prior to construction of the main dwelling. Guest quarters shall not be rented for income and cannot compromise more than thirty percent of the interior space of such barn. Such guest quarters may be used as the lot owner's temporary residence during the construction of the main dwelling or as a "weekend getaway" for such lot owner prior to the construction of the residence. All barns, workshops, and storage buildings must be approved by the Developer or, after the Control Transfer Date, the ACC.
7. No Prefabricated or Mobile Homes. No prefabricated structures or mobile homes are permitted to be located on any Tract except as permitted by Paragraph 8 hereof.
8. Temporary Structures & Use of RVs. No structure of a temporary character, whether trailer, motor home, recreational vehicle, tent, basement, shack, garage, barn or other outbuilding shall be maintained or used on any Tract at any time as a residence, either temporarily or permanently, except as provided below.

Prior to the construction of a residence on a Tract, an Owner may use a recreational vehicle camper or motor home (Recreational Vehicle or "RV") for camping purposes no more than twenty one (21) days at a time and no more than a total of ninety (90) days per year. TEMPORARY CAMPING OR USING ANY TYPE OF RECREATIONAL VEHICLE, WILL NO LONGER BE PERMITTED, ONCE FIFTY PERCENT (50%) OR MORE OF THE LOTS IN THE SUBDIVISION HAVE RESIDENCES BUILT ON THEM. With written approval from the ACC, an RV may be used as a temporary residence during construction, not to exceed twelve (12) months, provided an approved septic system has been installed for the RV and the RV is placed at the rear of the construction site.

9. Storage of Trailers, RVs and Boats. All trailers, RVs, Trucks (other than pickups with a rated capacity of one (1) ton or less), boats, personal water craft, tractors, wagons, buses, motorcycles, motor scooters, all-terrain vehicles, golf carts and other recreational vehicles, lawn or garden equipment, farm or ranch equipment, construction equipment and other similar items shall be stored in enclosed structures or screened from view from the road.
10. Construction Time. Any construction of any Improvement shall be completed, as to the exterior, within twelve (12) months from the construction commencement date.
11. Height Restriction. Thirty-five feet (35') or 2½ stories in height.
12. Construction Materials. All Improvements must be built with new construction materials and must be built in place on the Tract. All construction materials used shall be of materials such as wood, rock, hardiplank or stucco. The use of aluminum siding or vinyl siding is prohibited. Barns and other out buildings may be constructed of metal or materials listed above. Log cabins may be built as long as they comply with building requirements and are approved by the Architectural Control Committee.
13. Roofing Materials. Only the following roofing materials may be used for the main residence, guest quarters and garages: slate, stone, concrete tile, or other tile of ceramic nature, metal or composition shingles with a thirty (30) year or more warranty. Colors of roofing material are subject to approval. Owners may install roof shingles that are solar generating, if the quality and appearance are comparable to the subdivision standard. All such materials will need approval.
14. Color. All exterior color schemes are subject to approval. Earth tone colors are strongly encouraged.
15. Masonry. The exterior of any residence, guest quarters or garage shall consist of at least sixty percent (60%) rock and / or stucco. Tract Owners are encouraged to use hardiboard materials where non masonry materials are permitted. Notwithstanding the foregoing, log houses and "modern farm houses" are not required to meet the masonry requirements if otherwise approved by the Architectural Control Committee or Developer (prior to the transfer control date), which approval may be withheld at the Architectural Control Committee's or Developer's (prior to the transfer control date) sole discretion. Additional construction requirements for log houses and modern farm houses shall include roofing materials consisting of standing seam or snap lock metal roofs only and a design that is not overly simplistic (e.g., rectangular footprint and / or single gable roof).
16. Setback Lines. 50 feet from the front and / or road. 25 feet from side and rear lot lines.
17. Maintenance. The Owner shall keep its Improvements in good condition and repair at all times and ensure that all Improvements are adequately painted and otherwise maintained by the Owner.
18. Walls and Fences. Walls, fences and light posts, if any, must be approved and must be constructed of new material consisting of masonry, wrought iron, wood, metal, pipe, or ranch fencing with t-posts. Chain link and privacy wood fencing is prohibited.
19. Mailboxes. All mailboxes will be erected at the Subdivision entrance.

20. Driveways. The first fifty linear feet (50') of any driveway which is connected to any road shall be constructed of concrete, asphalt, two course chip seal or brick paving. All driveways shall begin where the paved portion of any road ends. All driveways must be shown on the plans.
21. Antennas, Towers and Satellite Dishes. Antennas, towers, satellite dishes or other sound or data receivers or transmitters of any kind shall not exceed ten feet (10') above the roof of the residence or accessory building upon which they are attached. Any antenna, tower or satellite dishes or other sound or data receivers or transmitters must be located to the side or the rear of the residence or accessory building and not within twenty five feet (25') of any property lines.
22. Prohibited Activities and Nuisance. No activity which constitutes a nuisance or annoyance shall occur on any Tract. All exterior lighting must be approved by the Developer or, after the Control Transfer Date, the ACC. Home offices are allowed.
23. Garbage and Trash Disposal. No Tract shall be used to maintain as a dumping ground for rubbish, landscape trimmings, or other debris. All Tracts shall be kept in a neat and orderly condition. All Tracts shall use the same garbage collection service; said service to be established by the Developer or ACC.
24. Unregistered or Junked Motor Vehicles Prohibited. No Tract shall be used as a depository for abandoned, junked or unregistered motor vehicles, boats, airplanes, trailers or other similar items.
25. Animal Husbandry. Domestic livestock and exotic animals shall be allowed, so long as such animals do not exceed two animal units per lot and do not become a nuisance or threat to other Owners. Pigs, hogs and peacocks are not allowed on any Tract. Chickens and other birds shall only be allowed so long as such birds are kept in a coup and do not exceed twelve (12) birds per Tract. No overgrazing is permitted on any portion of the Tract as determined by the sole discretion of the Association. Dogs, cats or other common household pets may be kept on a Tract. Dogs will not be permitted to run loose in the Subdivision. Commercial dog breeding and dog boarding operations will not be permitted.
26. Mineral Development. No mining or drilling.
27. Re-plating and Subdividing. No Tract may be subdivided into smaller tracts.
28. Maintenance and Landscaping of Lots. Each Owner shall be required to landscape the area around the home. Native landscaping and grasses requiring minimal watering such as Bermuda and Buffalo grass is encouraged.
29. Firearms. The discharge of firearms in the Subdivision is strictly prohibited.
30. Hunting. No hunting of any kind is allowed in Subdivision.
31. Water Wells, Irrigation Systems and Rainwater Collection. Water wells will be allowed. Rainwater collection systems, as a primary or supplemental source of water, are allowed and encouraged.
32. Annual Assessment. \$500

**** THIS IS A SUMMARY OF RESTRICTIVE COVENTANTS. SOME ITEMS HAVE BEEN CONDENSED OR OMITTED ENTIRELY. FOR THE COMPLETE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTITONS, CONTACT CLOUDWOOD RANCH.**