

Property Restrictions Checklist

This document is a prerequisite to obtaining a building permit for a new home in the Country Meadows Estates Subdivision. The following items are requirements listed in the Property Restrictions for this subdivision. Owner and Builder are to initial each item (as applies) to signify their understanding and intent to comply. If requesting a variance for any item below, please fill out the Variance Application Form. Return both the Checklist and the Variance Application to the Secretary of the City of Thorndale for processing. Compliance with each item is mandatory unless written approval is granted by Country Meadows Estates Homeowners Association, Inc.

_____/_____
Owner Builder 1. In no event shall any lot ever be re-subdivided.

_____/_____
Owner Builder 2. Only one (1) single-family dwelling shall be erected or placed on one (1) lot. A single-family dwelling may be erected or placed across adjoining lot lines provided the adjoining lots are owned by the same homeowner. A lot may be cut into two parts where it is to be added to or used in conjunction with an adjoining lot or lots.

_____/_____
Owner Builder 3. No Mobile Homes will be permitted on any lot at any time for any purpose.

_____/_____
Owner Builder 4. All Permanent Homes and Other Structures or Buildings must be constructed of all new materials.

_____/_____
Owner Builder 5. One-Story Homes shall contain a minimum of 2,000 square feet of living area, exclusive of garages, carports and porches.

_____/_____
Owner Builder 6. One-Story Homes shall consist of one hundred percent (100%) brick or stone exterior construction. Window and door openings shall be excluded from the total area of exterior walls in computing the percentage of this requirement.

_____/_____
Owner Builder 7. Two-Story Homes shall contain a minimum of 2,500 square feet of living area, exclusive of garages, carports and porches.

_____/_____
Owner Builder 8. Two-Story Homes shall consist of one hundred percent (100%) masonry construction with seventy-five percent (75%) being brick or stone. Fiber cement plank (Hardie Plank) is not considered a masonry product. Window and door openings shall be excluded from the total area of exterior walls in computing the percentage of this requirement.

- ____ / ____
Owner Builder
9. Any detached building, garage, carport, shed, other structure, or addition to first residence must be constructed of all new material and be of equal construction and architectural design as the residence. All garages or carports may be constructed with front, side, or rear entry.
- ____ / ____
Owner Builder
10. No buildings or structures of any nature shall be located on any lot closer than twenty-five (25) feet from the front property line, nor closer than ten (10) feet to any side or back property line.
- ____ / ____
Owner Builder
11. Construction shall be completed with reasonable diligence and in all events shall be completed as to its exterior within six (6) months from the commencement of construction.
- ____ / ____
Owner Builder
12. No building material of any kind shall be placed or stored upon any lot until the owner is ready to commence construction.
- ____ / ____
Owner Builder
13. No structure or emplacement of a temporary character, nor any trailer, tent, shack, garage, barn or other outbuildings shall at any time be used as a residence or dwelling, either temporarily or permanently.
- ____ / ____
Owner Builder
14. All residences and other buildings must be kept in a good state of repair, and must be painted or otherwise restored when necessary to preserve the attractiveness thereof.
- ____ / ____
Owner Builder
15. No tract shall ever be used for outside, unenclosed storage of any nature, nor shall any tract or part thereof be used or maintained as a dumping ground for rubbish, debris or junk.
- ____ / ____
Owner Builder
16. Trash, garbage or other wastes shall not be permitted except in sanitary containers. All incinerators, cans or other container for the storage or disposal of such materials shall be kept in a clean and sanitary condition. After construction is complete, such containers shall be kept behind lot improvements so that they are not readily visible from the street.
- ____ / ____
Owner Builder
17. No parking of automobiles or any other type of vehicle is allowed within the 25-foot right-of-way of any street or road in the subdivision at any time.
- ____ / ____
Owner Builder
18. No automobile or any other type of vehicle shall be stored on any tract in the subdivision. No automobile or any other type of vehicle that is not in good running condition and regularly used shall be allowed to remain on any tract for more than one week. No repairing of motor vehicles shall be permitted on any tract.

- _____/_____
Owner Builder
19. Exclusive of unweaned offspring, household pets kept on any tract shall not exceed a total number of four (4).
- _____/_____
Owner Builder
20. No animals may be kept, bred or maintained on any tract for commercial purposes.
- _____/_____
Owner Builder
21. All fencing shall enhance the appearance of a residential development. No fence at all will be permitted nearer any street than the front most part of the house.
- _____/_____
Owner Builder
22. Except for one sign of two (2) square feet or less advertising the property for sale, no signs of any kind shall be displayed to the public view from any tract. However, signs used by a builder to advertise the property, during the course of construction and for a reasonable sales period thereafter, may be displayed on said tract.
- _____/_____
Owner Builder
23. No noxious or offensive activity shall be allowed on any tract, nor shall anything be done thereon which may be or become a nuisance in the subdivision.
- _____/_____
Owner Builder
24. The use or discharge of any type of firearm is expressly prohibited within the subdivision.
- _____/_____
Owner Builder
25. No boats, boat trailers, travel trailers or other similar property shall be allowed to remain in the driveway or front yard or any other location on any lot which is in full view of the street.

The undersigned accept responsibility to comply with the restrictions initialed above and accept liability for non-compliance.

OWNER:

Owner's Signature

Printed Name

Date

BUILDER:

Builder's Authorized Signature

Printed Name, Title

Company Name