

QUAIL CREEK WEST

RESTRICTIONS

1. The property herein conveyed shall be used for private residential purposes only, and no building other than a private one-family residence building shall be constructed or be permitted to remain on any part thereof; provided however, that buildings such as one story family garages, barns, servants' rooms, wash-rooms and other small buildings customarily and ordinarily used in connection with a private residence may be constructed and allowed to remain thereon.
2. No main residential building which is less than 1100 square feet of floor space, exclusive of porches, carports, or attached garages, shall be erected or placed on the herein conveyed property, nor shall any second hand house or barracks of any form be moved onto herein conveyed property, the intention being that all structures be of new construction.
3. The outer portion of the walls of the principle residence building, including attached garages, constructed on any lot in Quail Creek West shall be composed of rock, brick or stone masonry, covering not less than 50% of the total outside wall area. Under no circumstances shall concrete or hollow tile blocks be utilized as the outer portion of the walls of the residence or garage. All dwellings shall be required to have a two-car garage or a two-car port, which may be either attached or detached.
4. No structure of a temporary character, trailer, basement, tent, shack, garage or other out building shall be used on the herein conveyed property at any time as a residence, either temporary or permanent.
5. Every residential building must be connected to approved County sewer and water system.
6. No animals, sheep, livestock, poultry, or hogs of any kind shall be raised bred or kept on the herein conveyed property. Dogs, cats and other house pets may be kept but not bred for commercial purposes.
7. No building shall be located on the herein conveyed property nearer than thirty-five feet (35) from the front property line or nearer than fifteen (15) feet from any exterior side property line, or nearer than fifteen (15) feet from rear or interior side property line.
8. No noxious or offensive activities shall be carried on upon the herein conveyed property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
9. The herein conveyed property shall never be used or maintained as a dumping ground, for rubbish, used lumber, building materials, or other unsightly items.
10. No sign of any kind shall be displayed to the public view on the herein conveyed property except one sign of not more than twelve (12) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sales period.
11. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oilfield tanks, tunnels, mineral excavations or shafts be permitted upon or on any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted on any lot.
12. No residential building shall be constructed on any portion of the property herein conveyed which portion consists of less than twenty thousand (20,000) square feet.