returned to Lorenson

RESTRICTIONS FOR UNDERWOOD ESTATES

Recorded in DB415/838 NOV 16, 1992

1. All Lots shall be used for residential purposes only, and no structure or building shall be erected, placed, altered, or permitted to remain on any Lot other than one single family dwelling, not more than two and one-half stories in height, and any accessory structures customarily incident to the residential use of such Lots.

2. No Lot may be subdivided, except that two owners may purchase portions of an intervening Lot in which case the entire holding of each owner shall be considered as one Lot for the purpose of these restrictions and may only be conveyed as one unit. No lot may be created less than 1/3 (.33) acre in size or with less than 120 feet of street frontage.

3. No structure shall be located nearer than fifty (50) feet from the front lot line or street; or nearer than fifteen (15) feet from the exterior side line of any one owner. In the case of a corner Lot, the house may be placed diagonally across the Lot so as to face the corner of any two streets or a circle no nearer than thirty (30) feet to any street line, unless otherwise approved in writing by the Board of Directors of Underwood Estates, hereafter referred to as the Board.

4. No exterior construction, reconstruction, alteration, or addition to any structure, shall be commenced without obtaining the prior written approval of the Board, as to location, plans and specifications.

As a prerequisite to consideration for approval, and prior to beginning the contemplated work, a complete set of building plans and specifications shall be submitted in such form and include such content as specified by the Board. Upon given approval, construction shall be started and prosecuted to completion, promptly, and in strict conformity with such plans. The Board shall be entitled to stop any construction in violation of these restrictions. No previously approved building or structure shall be used for any purpose other than for which it was originally approved.

5. No dwelling shall be erected on any Lot unless said dwelling be constructed with a minimum of one thousand eight hundred (1,800) square feet on the principal floor if it is a one-story dwelling and one thousand five hundred (1,500) square feet if it is a two-story dwelling of total enclosed dwelling area. The term "enclosed dwelling area" as used in these minimum size require-

ments does not include basements, garages, terraces, decks, porches, and like areas.

6. The exterior of all homes and other structures must be completed within nine (9) months after the date of the construction of same shall have commenced, unless otherwise extended by the Board except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergency or natural calamity. In any event, no home or structure may be occupied or used until the exterior has been completed and occupancy has been approved in writing by the Board.

7. No structure of a temporary nature shall be erected or allowed to remain on any Lot, and no trailer, shack, tent, basement, garage, barn or other structure of a similar nature shall be used as a residence, either temporarily or permanently. Sheds or other temporary structures may be used during construction provided that they be approved in writing by the Board, and provided further, that such sheds or structures are not used as a temporary residence.

8. No Owner shall change the elevation of his Lot in such a way as to adversely affect adjacent Lots.

9. The exterior walls of all structures shall extend to ground level.

10. No Lot or portion thereof shall be used for any mining, boring, quarrying, drilling, removal of, or any other exploitation of subsurface natural resources with the sole exception of subsurface water.

11. No use of any Lot (other than the normal use of residential fireplaces and residential chimneys) will be permitted which emits pollutants into the atmosphere, or discharges liquid or solid wastes or other harmful matter into any waterway in excess of environmental standards established by federal or state law and any regulations thereunder applicable.

12. No trade or business of any kind or character nor the practice of any profession, nor any building, structures, or signs designed or intended for any purpose connected with any trade, business, or profession shall be permitted upon any Lot. Nothing in this section or these Restrictions shall be construed to prohibit the rental or sale of any residence upon a Lot for residential purposes otherwise consistent with these Restrictions.

13. No Lot shall be excavated or earth extracted therefrom for any business purpose. No elevation changes shall be permitted which materially affects surface grade of surrounding Lots.

14. Each Owner shall keep all Lots owned by him, and all improvements therein or thereon, in good order and repair, including but not by way of limitation, the seeding, watering, and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with safety and good property management.

15. No noxious or offensive activity shall be carried on upon any Lot. Nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants or animal, or device or any thing of any sort whose normal activities or existence will in any way diminish or destroy the enjoyment of other property in the neighborhood by the Owners thereof.

16. The Association reserves for itself, the County, City or other governmental instrumentality, an easement for sanitary sewer lines and facilities across and through the Lots in this subdivision, together with the right of ingress and egress to and from the same for maintenance.

These are the restrictions on the use and development of the lots. The membership dues and voting rights are in the orginal deed restrictions.