

# Summary of Restrictive Covenants:

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- “Viall Farm LLC” is the “Developer”
- Land recorded in Book 10192, Page 239
- If there is a conflict between neighborhood covenants and restrictions imposed by the Town, then the more restrictive shall rule shall apply
- All lots for residential use only (but shall not exclude the office of a physician or other professional person)
- No lot shall be used as dumping ground for rubbish. Trash, garbage, and other waste shall be kept in sanitary containers inside the house
- Outbuilding cannot be used as a residence (temporarily or permanently). Outbuildings must match the home
- Boats, trailers, campers must be in the garage, behind the house or out of plain view
- No commercial vehicles over one ton, unless garages. No unregistered vehicles. (Parking such vehicle for six hours in a 24-hour period shall be considered a violation)
- No rubbish containers visible from the street.
- Single levels: minimum of 2,000 square feet
- Two story homes: Minimum of 1,000 square feet on the first floor
- Living area is finished, heated, habitable floor area, exclusive of basements.
- Allowed styles: Colonial, Raised Cape, or Contemporary
- NO Raised Ranches or Log homes
- 2-Car garage minimum, minimum 24 x 24 (Drive under garages do not count)
- Landscaping must be completed within 12 months; period may be extended at sole discretion of the developer (Must be done on next spring or fall after the CO is given)
- No animals, livestock, or poultry of any kind, except for household pets.
- Pits bulls, Rottweiler’s, Great Danes, dogs of vicious nature and commercial kennels are prohibited
- Animals cannot be left outside overnight
- Home/Garage/site work plans must be approved by developer (answer in 7 days from receipt)
- Boundary fencing must be at least 2’ from side or rear lot line
- 4’ max height on front fencing
- No side fencing or hedging on the side, front higher than 8’
- Chain link fencing is not acceptable except on rear boundary or around pool/play area
- Driveways must be asphalt or concrete
- Chimneys must be masonry
- No outside clothes lines
- Restrictions made invalid in 30 years
- These restrictions shall be imposed on all lot buyers