

THE KINCHEN GROUP

DEVELOPER PROPERTY RESTRICTIONS

- a. No junk boats or inoperable vehicles of any kind shall be stored or left on the property.
- b. Junk, trash, and large burn piles will not be allowed on the property.
- c. Fence materials must be uniform and approved by the Vendor.
- d. Only one residence is allowed on the property unless otherwise approved by the Vendor in writing.
- e. The area designated as the yard around dwelling must always be cut and maintained free of debris.
- f. The property's driveway and any parking pads located on the property must be properly paved in either gravel, concrete or asphalt. Driveways and parking pads must be graded and maintained by the Vendee.
- g. No animals other than domestic house pets shall be kept on the property; no aggressive dog breeds, such as pitbulls, are allowed on the property at any time. Pets must be contained to the property and not be able to roam free. There shall not be an excessive number of pets on the property.
- h. All animals located on the property must be well tended and provided with food, water, and proper shelter at all times.
- i. Mobile homes must be a **MINIMUM OF 2010-year model or newer** and meet the Vendor's standards. Some locations require newer homes per developer's restrictions. Mobile homes must be tied down within 30 days of being situated on property. Skirting must be added to all mobile homes within 60 days of being situated on the property. Skirting must be made of vinyl or another material approved by the Vendor. The color of mobile home shutters must be approved by the Vendor. Mobile homes must be installed parallel or perpendicular to the road and must be setback at least 50 feet from the front line and 15 feet from each side of the lot. The Vendor must be contacted prior to moving any mobile home onto the property.
- j. The exterior of all mobile homes located on the property must be pressure-washed/cleaned at least once a year and meet with the Vendor's standards.
- k. No tarp or other plastic covering may be used as a visible building material.
- l. Tree limbs must be trimmed at least four feet away from any dwelling located on the property.
- m. No camper trailer, shack, tent, barn, or any other temporary structure shall ever be used as a residence, neither temporarily nor permanently.
- n. No improperly built or dilapidated temporary structures are allowed on the property.
- o. If a default in payment occurs, all mobile homes located on the property must be removed within 15 days of foreclosure or the Vendor will move and store said mobile homes at the Vendee's expense; if the structures cannot be moved, a rent of \$50 per day per mobile home will be charged until they are removed.
- p. Vehicles must be parked either in the property's driveway, on a paved parking pad, or under a carport. Vehicles and mechanical equipment of any kind may not be parked in the property's yard.
- q. The property may only be used for residential purposes and not for any commercial/business purpose.
- r. Any additional restrictions may be enforced if the Vendor deems them necessary to maintain order and cleanliness throughout the property being sold.

Any violations of above-described restrictions will result in penalties and fees of up to \$5,000, void contract, and cause foreclosure.

APPLICANT

PRINT

DATE

