

**CARRICK PIKE SUBDIVISION  
PROTECTIVE COVENANTS**

**RESIDENTIAL USE:**

- 1) Each Lot shall be occupied and used exclusively for single-family, residential purposes and purposes customarily incidental to a residence, farming or religious purposes.
- 2) Any dwelling constructed or placed on the premises shall be site/stick built and shall meet the following conditions:
  - a) One Story (ranch style) home shall contain at least 1,800 square feet of finished living area.
  - b) Two story homes shall contain at least 2,200 square feet of finished living area.
  - c) All other style homes shall have at least 2,400 square feet of finished living area.
  - d) Living areas are exclusive of porches, breezeways, basements, and garages
  - e) All dwellings shall have at least a two-car garage constructed of similar material and style as the dwelling.
  - f) Front elevation and first floor sides shall be covered with all natural materials such as brick, wood, stone or other masonry material.
  - g) Driveways – Initial driveways may be gravel, but they must be well maintained and dust shall be controlled. Within one 1 year after a dwelling is complete, all driveways shall be constructed of asphalt, plain concrete, textured concrete, pre-cast concrete pavers, or brick.
  - h) All propane, fuel and other private utility tanks must be underground.
3. No garage or unfinished single family dwelling, travel-trailer, single-wide including Singlewide and Doublewide Manufactured Homes, barn, tent, basement or other outbuilding shall at any time be occupied or used as a temporary or permanent residence.
4. Construction of both the dwelling and garage must be completed within (12) twelve months of beginning construction of the dwelling, however there is no time limit to begin building.
5. Property shall be kept reasonably trim and neat at all times (grass and weeds shall be kept mowed so they are no higher than 1 1/2 feet).

**CONSTRUCTION PERMITS**

1. Prior to any construction, each lot owner must obtain the appropriate permit from the following:
  - a) Sewage disposal permit from the County Health Department
  - b) Building permit from the County Building Department.
  - c) Driveway permit and house number from the County Engineer
2. Each lot owner shall be responsible for the installation and maintenance of erosion and sediment control measures as required by the county.

**ELECTRICAL AND TELEPHONE SERVICE**

1. New electric service and telephone service shall be underground from existing service lines to any structure on each property and shall be at the expense of each lot owner.

**PERIMETER FENCING**

1. No chain link fencing permitted.

**ANIMALS**

1. With the exception of 4-H projects, no swine or poultry shall be permitted on any lot. Large domestic farm animals (including but not limited to horses, cattle, sheep, goats and llamas) are permitted. The pasture shall not be overgrazed, but shall be healthy and thick, and weeds shall be controlled. Noise and odors from any animal shall be controlled so that neither shall be offensive to adjoining neighbors.
2. Dogs, cats and other household pets shall not be raised, bred or maintained for commercial purposes. However, the keeping of family pets and the periodic sale of offspring is permitted.

**AUTOMOTIVE**

1. No worn out, discarded automobiles, machinery or vehicles, or part thereof shall be stored on any lot and no part thereof shall be used for automobile junk piles or the storage of any kind of junk or waste material.

**BUSINESS/TRADE**

1. No noxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance, or on occasion, which will or might disturb the peace, comfort, or serenity of the neighborhood.

**EASEMENTS**

1. Subject to utility easements, road right-of-way easements, or drainage easements, if any. The buyer, his heirs and assigns, agrees to grant a utility easement and or drainage easement, if needed, (at no monetary value or any other consideration) for any lot of this development. Buyer shall comply with all requests from the County Health Department and County Engineer to ensure the health and welfare of each owner of any lot of this development.
2. Easements as shown on the recorded plat for each lot are reserved for utility installation, maintenance, and repair, and surface water drainage. Improvements made on such areas of easement by the owners(s) are at the risk of the property owners(s).

**DURATION AND AMENDMENTS:**

1. These restrictions shall be deemed to run with the land and shall continue in full force and effect for a period of thirty-five (35) years from the date hereof, and shall be automatically renewed for successive thirty-five (35) year periods.

**ENFORCEMENT**

1. Countrytyme shall not be obligated to enforce these covenants.
2. Any lot owner within Carrick Pike Subdivision shall have the right to enforce by any proceeding at law or in equity, any and all of these protective covenants and restrictions now or hereafter amended. Failure to enforce any provision hereof shall in no event be deemed a waiver of the right to do so hereafter. Invalidation of any one of the provisions hereof by judgment or Court order shall in no way affect any other provision which shall remain in full force and effect. Countrytyme shall be not obligated to join or assist in any suit brought by any lot owner to enforce these restrictions.

**\*\*The provisions above supercede those both in printing and in writing in case of conflict. County regulations and ordinances, if more stringent, would supercede these restrictions.**

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Signature

\_\_\_\_\_  
Date

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Signature

\_\_\_\_\_  
Date

JANUARY 12, 2006