

Anointed Acres Subdivision Deed Restrictions

1. All lots shall be used for residential purposes only, with only one single family dwelling per lot allowed. All such residences shall be minimum 1900 square feet living area, excluding garages and porches, for single story and minimum 2500 square feet 2 story. All exterior walls of residence shall be 200% masonry construction, to include brick, stone, or concrete siding. All residences will have side entry garages, facing the rear of the subdivision.
2. Only one auxiliary building (detached garage, workshop, or storage building) shall be permitted per lot and cannot be constructed further forward than the back corners of the primary residence. Auxiliary building may not be more than 2500 square feet and no more than 16 feet tall. Any auxiliary building within 20 feet of the main residence must match the masonry of the residence on the front side only. All auxiliary buildings must have neutral exterior colors.
3. All perimeter fences placed on the property shall be privacy, pipe, pipe/smooth wire combination (no barbed wire) or chain link and be professionally built. Any fencing further forward than the front corners of the main residence must be approved by the developer.
4. Driveways to the residence must be concrete/washed aggregate concrete.
5. No antenna, tower or satellite dish may be higher than 10' above the roof of the main dwelling and must be towards the rear of the dwelling.
6. Homeowners will perform yard work and other maintenance of the property to ensure it does not appear to be abandoned or unkept or is detrimental to the appearance of any neighbor's property.
7. Homeowners will maintain all structures and property in good repair and appearance. (I.e., repair wind damage, flaking paint, broken windows, shutters, damaged roofs, detached gutters, etc.)
8. No noxious or offensive activity shall be carried out on the property, nor shall anything be done which may be or may become an annoyance or nuisance to the adjoining property owners.
9. No sign of any kind shall be placed on the property except (1) professional sign of not more than (5) square feet, advertising the property for sale. Notwithstanding the prohibitions of this paragraph, the developer of Anointed Acres Subdivision reserves the right to have larger signs to advertise the subdivision.
10. No portion of the property shall be used for manufacturing purposes, or for any commercial activities.
11. No trailer houses, mobile homes, manufactured homes or modular homes shall be allowed on the property.
12. ANIMALS. No animals other than dogs, cats, or other household pets shall be allowed on the property and shall be limited to (4) animals total.

13. VEHICLES. No unlicensed, inoperable, or otherwise unattractive vehicles or farm equipment, or junk may be parked or otherwise stored indefinitely on the property unless it is being actively worked on by the property owner to restore it to its usefulness. No commercial vehicle operations of any kind shall be allowed. No tractor/trailer trucks will be allowed.
14. No portion of the property shall be used as a dumping ground or land fill. Trash, garbage or other waste shall not be kept except in sanitary containers. All such containers shall be kept in clean and sanitary condition.
15. No hunting shall be allowed on the property.
16. No above ground pools, unless enclosed by privacy fence.