

**The Fairways at Blue Church**  
**Deed Restrictions**

1. These protective covenants apply to all lots except as designated below.
2. There shall not be erected any building or structure except as provided below, other than one private dwelling house, designed and intended for the occupancy of one single family only, with an attached or detached garage containing no less than two automobile-sized stalls.
3. Homes to be constructed shall contain the following minimum square footages above the highest point of the finish grade:
  - a. Ranch homes, a minimum of 1,500 square feet;
  - b. One and one half-story homes, a minimum of 1,800 square feet total, with not less than 1,000 square feet on the first level; and
  - c. Two- story homes, a minimum of 2,200 square feet, with not less than 1,100 square feet on the first level.

The square footage referred to in this paragraph shall be defined as finished area, being properly heated and usable, but shall not include porches (opened or enclosed), carports, garages, or breezeways. Any home built on the must have an attached or detached 2-3 car garage. One additional detached garage, not to exceed 4 stalls, may be constructed on the lot.
4. The owner of each lot agrees that in the event any field drainage tile, culvert, or road ditch needs repair or replacement, it will be done at such responsible owner's expense. The owner of each lot with have the right to reroute field drainage tile provided such rerouting does not interfere with the proper operation of such tile.
5. No trailer, tent, shack, garage, barn, or any other structure or outbuilding located on the lot shall at any time be used as a temporary or permanent residence unless approved by Kingston Township Trustees
6. The exterior finish siding of any house or attached garage to be constructed shall consist of brick, stone, redwood, cedar, stucco, vinyl or aluminum siding, cement fiber or combination of the above. Detached garages shall match the general color scheme of the house.
7. Home heating fuel tanks shall be placed underground unless they are entirely screened from the road and neighboring lots. Natural screening is encouraged.
8. All trash containers shall be stored either inside the garage or housed to the rear of the residence and shall be returned to their place of storage within 12 hours after any trash pickup.
9. Each lot shall not have more than one detached building (other than a garage or barn) which shall consist of not less than 300 square feet or more than 50% of the finished, heated living area of the home. Any detached building shall be behind the rear of the house and match the color scheme of the residence on the lot. Detached buildings shall not exceed a 14-foot ceiling height.

10. Each lot is restricted to a maximum of one barn. The maximum square footage of any barn shall be calculated by multiplying the number of acres contained within the lot by 1000. It is recommended that any such barn blend in with the color scheme of the residence on the lot.
11. All fences shall not exceed four feet in height and shall be of wood and/or vinyl. Six-foot-high privacy fences may be allowed only for pools and / or patios and be immediately adjoining said pool and/ or patio. All dog runs/ kennels, whether permanent or temporary shall be placed at the rear of the residence, garage, and / or barn. All pastures, paddocks, and vacant lots shall be maintained and mowed as to control weeds at least twice a year.
12. Each lot shall be restricted to one adult animal unit per fenced acre, or as determined by the Kingston Township Zoning Resolution.
13. No area of a lot shall be used as a dump site for scrap, trash, rubbish, or garbage, any of which shall not be stored for more than three months.
14. Before any structure is started, driveways shall be constructed in such a manner as to limit the amount of dirt and debris from the lot encountering public road surfaces.
15. Unlicensed vehicles stored on a lot shall not be visible from the road or neighbors.

These restrictions and covenants are with the land and shall be binding upon the grantees herein, their heirs, executors, successors and assigns, and all parties claiming thereunder.

Until such time as the grantor herein conveys to third parties all of the properties subject to the restrictive covenants contained herein, grantor reserves the right to eliminate and /or modify the restrictive covenants.