

Grosse Subdivision – deed restrictions

For all deeds –

Residences built on the subject property must be no smaller than 1800 livable sf for a ranch and 2200 livable sf for a two-story structure. Roof pitches are to be a minimum of 6/12 pitch, including accessory buildings. Permanent foundations are required, and no mobile or manufactured homes permitted.

For deeds where the property touches the ponds (Lots 3,5,6,10,11) –

Residences built on the subject property must be no smaller than 1800 livable sf for a ranch and 2200 livable sf for a two-story structure. Roof pitches are to be a minimum of 6/12 pitch, including accessory buildings. Permanent foundations are required, and no mobile or manufactured homes permitted.

All properties adjacent to the pond described in the subdivision plat (Lots 3,5,6,10,11) shall have a right of access to and use of the entire pond area, including areas of the pond over the other sublots. Conversely, the same sublots shall be subject to a right of access to and use of the entire pond area, including the pond area over the subject property. Access may be taken using non-motorized floating devices, such as kayaks, canoes, tubes, and/or rafts, and boats using only battery powered trolling motors. Gas motors are prohibited from use on the pond.

Property owners are prohibited from dumping debris, fill or any other solid object in the pond, whether detrimental to the integrity of the pond or to the health of the waters and life therein. Property owners are permitted to build docks on and into the pond area, but no such dock may extend outside of the property owners lot lines.

Property is subject to a Joint Pond Maintenance Agreement, recorded as Instrument Number \_\_\_\_, Perry County, Recorder's Office.