

RESTRICTIONS--FOXCLIFF

1. Property restricted to residential, single family dwellings with a minimum of 900 square feet of living space. NO MOBILE HOMES - Conventional construction only.
2. Plans for construction must be submitted to the Development Committee for approval before construction begins. The Development Committee will be comprised of Francis E. and Rosa B. Mangan and three lot owners elected or appointed by the remaining lot owners. In the event that Francis E. or Rosa B. Mangan retire from the Development Committee, their seat(s) on the Committee shall be filled by other lot owners elected by vote.
3. Basic shell of minimum square footage must be constructed within one year of date of deed. Interior may be finished at the lot owner's leisure.
4. No cutting of trees without permission of the Development Committee. Those necessary for construction will be determined by the Committee when lot owner presents plans for construction and placement of building.
5. No building shall be constructed within 100 feet of Foxcliff Drive except for buildings on those lots where the "tree line" is closer than 100 feet, in which event, said building may be placed nearer than 100 feet so long as said building is in the woods area of the lot. Lots 16 through 22 are subject to a flowage easement in favor of the United States of America as shown on the plat and as conveyed by Deed of Easement recorded in Deed Book 55, Page 344.
6. Sewage treatment must be in the form of an individual treatment plant or septic tank. Before installation of any method, plans must have the approval of the Grayson County Health Department. No outside privies permitted.
7. A road maintenance fee of twenty (20) dollars per year, due January 1st, of each year, is assessed each lot owner. Owners of lots whose road frontage is larger than one hundred (100) feet will be assessed an additional fee based at the rate of ten (10) dollars minimum per each fifty (50) feet or less. Fees collected shall be placed in an escrow account for the primary purpose of road maintenance. If in the future, this amount is proven insufficient for proper road maintenance the Development Committee shall determine future assessments. A report of assessments collected and disbursements must be presented by the Committee each March 1st. and a copy mailed to each lot owner.
8. Appearance of lot must be maintained, kept clean and cut. If left unattended, the Development Committee reserves the right to cut grass, if and when it is deemed necessary to control weed growth and maintain appearance, and assess a fee of ten (10) dollars per cutting.
9. No animals permitted except those normally considered household pets, and all animals must have current inoculations. This is for your protection, as well as the protection of livestock on adjoining farms and the conservation of wildlife. Animals left unattended or abandoned will be disposed of.
10. Absolutely no hunting or shooting on the properties.
11. Individual boat docks or slips may be added to the Community Dock Permit of Francis E. Mangan at the lot owner's expense provided they adhere to the Corps of Engineers restrictions.
12. For a period of ten (10) years from the date hereof, Francis E. and Rosa B. Mangan retain the right of first refusal in the event that the Buyer of the lot, or his assigns, decides to sell.
13. No building shall be placed within ten (10) feet of an adjoining property owner.
14. These restrictions do not apply to any land shown on the plat except for the numbered lots.