



Smallhold Legacy Estates

Deed Restrictions

1. **Prohibited Structures:**

No mobile homes or manufactured homes shall be permitted on any tract.

2. **Residential Use:**

Each tract shall be used exclusively for single-family residential purposes. No commercial activity is permitted unless such business, professional, or commercial activity is unobtrusive and merely incidental to the primary use of the tract for residential purposes.

3. **Recreational Vehicles:**

RVs may not be used as a residence and cannot be lived in on any tract.

4. **Building Setbacks:**

All structures must maintain a minimum building setback of 50 feet from the southernmost boundary of the parent tract. This setback line does not include driveways, which may be constructed within the setback area.

5. **Subdividing Prohibition:**

Properties may not be further subdivided into smaller tracts.

6. **Nuisances:**

No junkyards or similar nuisance uses shall be permitted on any tract. Properties must be maintained in a neat and orderly manner.

7. **Enforcement:**

The Declarant, each owner of a tract, and their respective heirs, successors, and assigns shall have the right to



What is a Smallhold?

A smallhold refers to a residential property that typically encompasses a small parcel of land, ideally suited for individuals and families seeking a sustainable lifestyle. These properties allow for the cultivation of gardens and small-scale farming, enabling owners to grow their own food and maintain a connection to their land. Smallholds often emphasize community and stewardship, fostering an environment where residents can thrive in harmony with nature while enjoying the comforts of a single-family home. Our Smallhold Legacy Estates offers a unique opportunity to embrace this lifestyle, with deed restrictions tailored to preserve the integrity of the community and encourage responsible land use.

enforce this Declaration. In the event of a violation or an attempted violation of any provision herein, the Declarant or any owner may pursue legal action in law or equity to abate, preempt, or enjoin any such violation or to recover monetary damages related thereto, including reasonable attorney's fees incurred in such enforcement proceedings.

Seller: Brudder's LLC

Buyer(s):
