

**BEVERLY HILLS LAKE ESTATES
LAND, BUILDING AND USE RESTRICTIONS**

1. All Lots shall be used for one single family residence unless otherwise approved in writing by the Architectural Committee. No Lot may be re-subdivided; however, the Declarant reserves the right to change Lot outlines, descriptions and uses if considered necessary or advisable for the benefit of the subdivision during the period of time that said Lots are owned by the Declarant. Two or more Lots may be combined for one structure provided easements are protected and with the requirement that any combining of Lots must be approved in writing by the Architectural Committee.
2. No main residential structure may be constructed or erected on any lot in said addition unless the living area of such structure (exclusive of open porches, garages and breezeways) exceeds 2,200 square feet.
3. The above grade exterior of all structures shall be a minimum of 50% masonry. Roofing shall be three dimensional asphalt shingles, slate, designer metal, tile, or an approved wood roof or flat roof system. No wood roofs shall be approved by the committee unless the fire resistance rating exceeds that of asphalt shingles.
4. With the exception of lots 21, 22 and 23, the maximum building height of any structure on a lot shall be limited to 24 feet. (measured from the average natural grade adjacent to the uphill wall of the main living structure to the highest point).
5. Each residential structure shall have an attached garage for two or more cars. All drives shall be concrete, blacktop or brick. Separate garages and outbuildings shall be of the same quality of construction as the house, and shall be approved by the building committee.
6. No house, building or other structure previously erected and used on any other site shall be moved into the Addition and placed upon any of the lots in said Addition. No garage or outbuilding, excluding approved guest quarters, shall be used as a residence or living quarters. No structure of a temporary character including camper trailers or tents shall be used on any lot at any time as a residence or living quarters.
7. No building shall be located on any lot nearer to the lot lines than the minimum building setback lines shown on the recorded plat. In addition there shall be side yard setbacks of no less than five (5) feet for all structures.
8. After construction has been begun upon any lot, it must be completed within a twelve (12) month period from date of beginning unless extension is specifically granted in writing by the Committee.
9. No building, obstruction or structure, temporary or permanent shall be erected, maintained, constructed, or be permitted to exist upon any area, or areas, designated on the plat of said Addition as a utility or drainage easement, which are hereby reserved for such purpose.
10. No business, commercial or trade activity shall be carried on upon any residential lot. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

11. No livestock or swine may be raised or kept on any lot. Pets of the Owner's choice may be kept providing that they are not a nuisance to other property owners. Pets must not be allowed to run free in the Addition or make disturbing noise or odor. Should a pet be declared a nuisance for any reason by a vote of over 50% of the members present during a duly called meeting of the Property Owner's Association, the owner of said pet shall within 30 days remove the pet from the Addition.

12. No Owner of any Lot shall allow trucks, trailer houses, trailers or other vehicles, larger than what is commonly referred to as pick-up truck size, to be parked on or about his premises overnight. No owner of any lot in this sub-division shall allow any vehicles or machinery to remain on or about this premises when the same is what is commonly referred to as junk or salvage. No overnight parking of any vehicle shall be allowed in the streets. Recreational vehicles (RVs), trailers, camper trailers, boats, boat trailers or similar vehicles shall not be permitted to be parked overnight outside of a garage unless they are behind screening or fencing approved by the Committee.

13. No planting, foliage, trees or other landscaping items shall be placed on lots which would impede sight level. There shall be no fencing or partition structures which will impede sight level of other lots within this Addition. Exterior lighting which would obstruct the night lake view from other lots shall be hooded and sized to minimize such obstruction. No fencing, partition structures or exterior lighting shall be constructed without the specific written approval of the Committee as to the structure, placement, configuration, height and appearance of the same.

14. There shall be no satellite dishes over 18 inches in diameter. There shall be no chain link or any other type of wire fencing in the Addition (this does not exclude wrought iron). Propane tanks shall be completely shielded from view. There shall be no external clothes lines.

15. Trash and garbage cans shall be screened from view from all directions. During construction each owner shall provide an enclosure for trash. No garbage or trash shall be burned in the Addition.

16. All lots within the subdivision must be kept free from weeds, trash, rubbish or other unsightly materials. If the same accumulate upon any lot after five (5) homes are built within the Addition, the Association has the power and authority to have the same cut, cleaned and removed and charge the owner of any such lot the costs therefore as a special assessment, payable immediately.

17. Spark guards shall be installed and maintained in effective condition on all wood burning fireplace chimneys. The discharging of firearms and/or fireworks in the Addition is prohibited.

18. There shall not be placed upon or permitted to remain upon any of the lots in said sub-division any advertisement, display, sign or billboard of any nature except that the owner of any such lot may erect thereon a temporary "For Sale" sign in an effort to sell such real estate.

19. The use of any vehicle which would damage the streets of the Addition is prohibited.

20. The Owners shall use only the utility services provided by the Association or by public utilities approved by the Declarant or the Association.