

Barondeau subdivision- protective deed restrictions.

UNDER AND SUBJECT, nevertheless, to the following express conditions and restrictions, to wit:

1. Only one single family dwelling unit per parcel will be allowed.
2. There shall be no single wide or double wide mobile homes installed or placed on the subject premises. Modular homes are permitted.
3. Any dwelling erected on the subject premises shall be constructed on either a concrete slab or basement foundation. Pier foundations shall be permitted only on Lots 11 and 17 and thereon only for dwellings erected within three hundred (300') feet of the waters of Forest Lake.
4. No portion of the subject premises or any structure thereon shall be erected or used for any commercial purposes involving the manufacture or wholesale or retail sales of tangible personal property or the repair or servicing of such property. Notwithstanding the above, in-home offices providing services only, such as accounting, tax preparation, real estate sales and the like, shall be permitted on the premises.
5. Signs identifying a permitted in-home service business or otherwise identifying the property of the owner(s) thereof shall be limited in size to no more than 18 inches by 24 inches; and in no event shall advertising signs of any size, other than those for in-home service businesses as allowed above, be permitted on the subject premises.
6. The subject premises shall not be used for the storage or parking thereon of more than one (1) unlicensed motor vehicle at any time; nor shall unused or discarded items of the type commonly denominated "junk" be allowed to accumulate on the subject premises for any period of more than seven (7) days.
7. Ventures such as the keeping of horses, cattle and other livestock on the subject premises are permitted, except that poultry or swine shall not be permitted.
8. No further subdivision of any parcel shall be permitted.
9. The within restrictions, specifically agreed to be covenants running with the land, shall be made applicable to all lots within the Barondeau Subdivision as depicted on map of subdivision prepared by Butler Land Surveying, LLC, dated September 27, 2005, to wit: Lots 11 through 17 inclusive.
10. Excepting and reserving unto the Grantor herein, his heirs and assigns, the right to establish rights-of-way across the above premises within fifty (50) feet of the center line of the public highway and/or the private lake road also known as the "Cottage Road" for the furnishing of utility services to other lands of Grantor herein.