

Summary of Royden Oaks Deed Restrictions

The following restrictions represent excerpts from the Conditions, Covenants and Restrictions for the Royden Oaks Subdivision. These excerpts have been compiled and the headings have been given solely for the convenience of the residents of the Royden Oaks Subdivision. In the event of any conflict between the excerpts contained herein and the Conditions, Covenants and Restrictions for the Royden Oaks Subdivision that have been duly filed and recorded, the Conditions, Covenants and Restrictions as recorded shall govern.

General Restrictions:

- All properties shall be used for residence purposes only. (Restriction 1)
- Only one residence shall be constructed or permitted on each such lot, homesite, or separate parcel of land. (Restriction 2)
- No improvements of any character shall be erected, or the erection thereof begun, or changes made in the exterior design thereof after original construction, on any lot or building site in the Royden Oaks Subdivision until plans and specifications have been submitted to and approved in writing by Royden Oaks Association of Property Owners, acting through its duly authorized officer or representative. Such approval is to include exterior design, the type of material to be used, and the colors to be applied on the exterior of the structure. (Restriction 9) (A \$50.00 fee is to be submitted to the Association to cover the costs of this review. The fee should be submitted by check made payable to the Royden Oaks Association of Property Owners.)
- No building material of any kind or character shall be placed in the streets or between the curb and property line; it being distinctly understood and agreed that all building materials to be used in the construction of buildings in said addition shall be placed within the property lines of the premises upon delivery. (Restriction 10)

Set Back Restrictions:

- No residence shall be constructed nearer than 25 feet to the front property line of each lot nor nearer than five (5) feet to either side property line of each lot. (Restriction 14)
- An easement is reserved over the rear five (5) of each lot for utility installation and maintenance. An easement is reserved over the rear ten (10) feet of the lots in Block 7 and lots 1 to 12 inclusive of Block 4 for utility installation and maintenance. An easement is reserved over five (5) feet on each side of the property line dividing the following lots: Lots 10 and 11 and Lots 15 and 16 in Block 6, and Lots 4 and 5 and Lots 11 and 12 in Block 7. On all ground easements above described there is also dedicated for utilities on unobstructed aerial easement five (5) feet wide from a plane 20 feet above the ground upward located adjacent to all easements described herein. (Restriction 16)

- No fence shall be constructed nearer to any street than is herein permitted for the location of the house. (Restriction 17)
- No garage, or other outhouse shall be erected on any property in this addition nearer than 70 feet to the front property line of such property nor nearer than 10 feet from any side street line; provided however, that if any such garage or outhouse be made a part of the residence or main building constructed on any property such garage or outhouse shall not be placed nearer than 25 feet from the front property line of the property upon which same is erected and constructed. (Restriction 18)

Design Restrictions:

- All improvements shall be constructed on the lot so as to front the street upon which such lot faces. (Restriction 12)
- No residence shall be constructed on any lot or building site in the subdivision which has a total area of less than 1,500 square feet in the main structure, exclusive of porch or garage. (Restriction 13)
- No residence shall be constructed anywhere in said subdivision unless the outside walls thereof shall be made up of and contain not less than 51% brick, stone, Hardy Board*, cement or asbestos shingles. (Restriction 15, amended, 12/2/96)
- No plans for construction of a residence or relayed outbuilding shall be approved if the base height of any such residence or outbuilding exceeds thirty five (35) feet in height as measured from existing grade level to the highest point of any roof but excluding any chimney. (Restriction 12/8/92)