

LAKEWOOD FALLS - RESTRICTIONS

1. That no building other than single family residences and garages and out-houses incidental thereto shall be built on said premises and each residence shall have a minimum of 1200 square feet.
2. That no residence shall be built without indoor toilet facilities properly connected to septic tank or municipal sewer system.
3. That no building shall be constructed within 40 feet of the street on which it fronts nor within 10 feet of the sideline of the lot on which it is constructed.
4. That said premises shall not be used for any commercial purposes whatsoever except residences may be rented or leased for single family residential purposes.
5. That no trailers or mobile homes shall be located on said property for use as residences.
6. That no animals other than the commonly accepted pets of children shall be permitted on said premises and all such animals permitted by this provision shall be confined to the premises of owner. This provision shall be construed to prohibit the presence of cows, goats, horses, ponies, hogs, chickens and animals of a similar nature.
7. That no sign or billboards of any description shall be displayed on the property, with the exceptions of signs "For Rent" or "For Sale", which signs shall not exceed 2 x 3 feet in size.
8. No dam or other obstruction will be built on any stream running through the property.
9. This lot may not be subdivided so long as these restrictions are in force.
10. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for the period of twenty-five years, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.