

Station Gulch Ranch

Platting Conditions & Stipulations

1. **PETS.** In order to protect wildlife, pets of any kind shall be contained and controlled.
2. **COUNTY, STATE, AND OTHER REGULATIONS.** To the extent that applicable County or other government rules, regulations, or codes and ordinances of laws are more restrictive than the preceding paragraphs, such as applicable regulations shall supersede and govern at all times.
3. **RESTRICTIONS RUN WITH THE LAND.** The restrictions herein set forth are binding upon all owners and respective successors-in-interest and with the land.
4. **REVISION AND/OR AMENDMENT.** The conditions, restrictions, stipulations, agreements and covenants herein shall not be waved, abandoned, terminated, nor amended except by 3/5th written consent of the then parcel owners.
5. **SEVERABILITY.** Invalidation of any of these restrictions or agreements by judgement or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.
6. **FENCES.** Any fence (including gates) over 500 feet in total perimeter length will have a maximum height of 60 inches and be of see-through design permitting wildlife to easily see what is on the other side, and allow for wildlife migration.
7. **FUTURE SUBDIVISION.** No further subdivision of the subject parcels which would increase the number of home sites within the division will be permitted.
8. **REFUSE AND RUBBISH.** Rubbish, garbage, or other waste shall be kept and disposed of in a timely and sanitary manner. No lot shall be used or maintained as a dumping ground for rubbish. All containers or other equipment for the storage or disposal of garbage, trash, rubbish, or other refuse shall be kept in clean sanitary condition. No trash, litter, or junk shall be permitted to remain exposed upon the premises. All refuse and trash shall be removed from all lots and shall not be allowed to accumulate.
9. **NUMBER AND LOCATION OF BUILDINGS.** No buildings or structures shall be placed, erected, altered, or permitted, to remain on any lot other than those allowed by the zoning regulations of Elbert County. All buildings being erected on said lot will be permitted in accordance with the building codes of Elbert County.
10. **USE OF TEMPORARY STRUCTURES.** No temporary house, mobile home, or trailer shall be allowed on any lot except during construction of permanent residence.
11. **LOT MAINTENANCE.** The structures and grounds, including any open space, equestrian trails, and landscape or greenbelt area, of each lot shall be maintained in a neat and attractive manner. Special attention shall be given to the control of weeds, which may constitute a fire hazard.
12. **EXTERIOR MAINTENANCE.** All owners shall keep all exteriors of all buildings in good repair and appearance.
13. **PRIVATE ROAD MAINTENANCE.** All owners shall share proportionately in road maintenance. Owners may choose to perform road maintenance and clearing of the road portion included within their property lines or the majority (16 or more) owners may elect to hire common maintenance for the entire road with each owner then responsible for

one thirty second (1/32) of the expenses incurred.

14. **EASEMENTS.** All easements shall be kept clear in a manner to allow their intended uses.
15. **DIGGING/TRENCHING.** Before digging or trenching on said lot by hired contractors or lot owner; contractors or owner take responsibility in calling for underground locates at the following number: 1-800-922-1987
16. **MOTORCROSS TRACKS.** At no time shall a motocross, atv, or other off road vehicle track be constructed on the properties.
17. **SIGNS.** The only signs allowed on the property shall be those advertising a property For Sale or For Rent.
18. **BOARDING.** No public stables or boarding facilities shall be permitted of any kind, private livestock only.
19. **MANUFACTURED HOMES.** No HUD tag manufactured homes shall be built as a permanent structure.

NOTE:

This plat was filed for record in the office of the County Clerk and Recorder of Elbert County at _____ M, on this _day of _____, 20____ at Book _____ Page_.
Reception No. _____.

Clerk & Recorder