

**SUMMERLIN**  
**Phase III**  
**RESTRICTIONS**

As a part of the consideration of this conveyance, the Grantee herein agrees for himself, his heirs, administrators and assigns that the premises above described are conveyed subject to the following restrictions, limitations and conditions, it being agreed and understood that like uniform restrictions shall be placed upon lots of said subdivision.

1. These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, 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.
2. Enforcement shall be by proceedings at law or in equity against any persons violating or attempting to violate any covenants either to restrain violation or to recover damages.
3. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and affect.
4. No building or any part thereof shall be erected or maintained nearer to any street line than the setback lines shown on the plat of this allotment, or nearer to any side line of any lot, or nearer to any rear line of any lot than is permitted by Wayne County Zoning Ordinances.
5. All lots shall be used exclusively for purposes of private residence and for no other purpose whatsoever.
6. There shall not be erected or maintained on any lot any building or structure other than one private dwelling house designed and intended for occupancy by a single family. No storage buildings, doghouses, dog runs or pens, shall be erected or maintained on any lot.
7. No garage, mobile home, house trailer, temporary building, pre-fabricated, modular house, or any structure other than a house erected in accordance with these covenants shall be used for temporary or permanent dwelling purposes on any lot.
8. No fences of any kind shall be erected closer to the street than the rear of the dwelling. No fence of any kind shall be erected without written approval of the grantors or their agents.

9. No building or structure of any kind shall be moved from another location onto any lot.
10. No house trailer, motor home, boat or other recreational vehicle may be kept on any lot outside the garage, except temporarily for infrequent periods not exceeding 48 hours each.
11. No lot shall be subdivided into lots or portions of lots smaller than the original lots as set forth in the recorded plat, except that three lots may be divided to make two lots, all other covenants as set forth herein to remain fully effective.
12. All electric, telephone and TV cable wiring shall be underground, and no overhead wires or poles supporting the same shall be erected or maintained on any lot. No satellite dishes larger than 24 inches diameter shall be allowed on any lot.
13. No animal other than common household pets, and not more than two, shall be kept or harbored on any of said premises. No noxious or offensive activity shall be carried on, on any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance in the neighborhood.
14. No building or structure or any additions thereto shall be erected, reconstructed, placed or suffered to remain upon said premises unless or until the plot plans showing the proposed locations of said buildings and structures upon said premises together with plans, specifications and details of said buildings and structures shall have been approved in writing by the grantors or their agents.
15. The exterior of all structures and the fine grading and landscaping of each site shall be complete within nine (9) months from the date ground is broken.
16. All driveway surfaces must be concrete or blacktop.
17. Ranch homes must be a minimum of 1,500 square feet, excluding garage, porch and basement. Two story and split-levels must be a minimum of 1,800 square feet excluding garages, porches, breezeway and basement.
18. All homes must have a brick or stone band on the portion of the foundation facing the street.
19. All homes must have a minimum 6/12 roof pitch.