

MORGAN MANOR NO 2 RESTRICTIONS

1. Each lot shall be used exclusively for residence purposes.
2. There shall not be erected on any lot, any building or structure other than one residence, designed and intended for the occupancy of one family only, which may include an attached garage. There shall be no separate structures. All plans for additions to structures shall be approved by the developers, Paramount Building Services, Inc., their successors or assignees. Also, the developers shall approve the plans for all residences, garages, swimming pools or any other structure.
3. No residence, garage or structural addition thereto shall be used or occupied for trade or business purposes.
4. All residences shall comprise a minimum of 1500 square feet, exclusive of garages, carports, breezeways and conventional basements.
5. All swimming pools shall be constructed and equipped to conform to all health and sanitation laws and regulations.
6. No building or fence shall be constructed within forty feet of the front street line.
7. No building shall be constructed within 10 feet of the side of any lot. Where one owner owns a parcel consisting of two or more contiguous lots, such restriction shall then refer to the side lines of the entire parcel so long as it remains a single parcel.
8. No animal shall be harbored or kept on any lots, except domestic animals such as dogs or cats, and the number shall be restricted to three adult animals.
9. There shall be no storage of recreational equipment or vehicles except within residence garages. Similarly there shall be no outside storage of commercial, industrial or construction equipment, or unlicensed vehicles.
10. All residents shall utilize commercial or government haulers to dispose of garbage and trash.
11. All residents shall maintain their lots in such a manner as to be sightly and in accord with the rest of the development. Failure to do this may result in the developer performing this maintenance at the cost of the resident.

