

RULES AND RESTRICTIONS OF HICKORY LICK FARM SUBDIVISION

The above describe property comprises Hickory Lick Farm Subdivision and shall be subject to the following restrictions and provisions:

1. No subdividing resulting in a lot of less than 3 acres.
2. One single family residence per lot of permanent construction. Minimum above ground living space of 1600 square feet. 2000 of above ground living space, minimum of 1000 square feet on first floor if more than one story. Construction of residence must be completed within 9 months of beginning.
3. Mobile homes, modular, manufactured or any type of prefab homes are not permitted.
4. Outbuildings must be approved by a majority of the trustees as to their design and location. No outbuildings may be constructed prior to completion of residence unless approved by a majority of the trustees. Outbuildings or barns shall not be larger than 30 ft by 40 ft.
5. No structure of a temporary character, trailer basement, tent, shack, garage or other outbuildings shall be used as a place of residence temporarily or permanently.
6. No animals, horses, cattle, hogs, or hoofed livestock of any kind shall be raised, bred or kept except household pets, provided they are not kept or bred for commercial purposes. No dog or cat shall be permitted by the lot owner to be off the lot of the owner unless on a leash. All fencing must be approved by a majority of the trustees to its design and location. No type of chain link or wire fencing between the residence and any public or private road.
7. Unlicensed motor vehicles other than construction or farm equipment shall not be operated on subdivision roads. Nor shall unlicensed drivers be permitted to operate motor vehicles on subdivision roads.
8. No construction closer than 75 feet of the road easement or 30 feet of the property lines.
9. No unlicensed vehicles, salvage, dumping or other visible storage which constitute a nuisance or annoyance to the neighborhood.
10. Any vehicle larger than a standard size pickup truck, and any boats, trailers, or other miscellaneous vehicles other than operating cars and pickups, must be parked to the rear of the residence.
11. Lot owners shall keep their lots mowed on a reasonable schedule as not to create a nuisance to their neighbors. If this is not done trustees have the right to enter the lot to mow it and an assessment may be charged against the lot owner.
12. Lot owners shall be assessed \$150 per year for road maintenance. This assessment is subject to change by a 60% majority vote of the lot owners.
13. Special assessments may be approved by a 60% majority vote of the lot owners with a quorum of owners by proxy votes allowed.
14. Any lot owner who owns two or more connecting tracts will be considered a single lot owner entitled to one vote and may be assessed as only one lot.

15. Assessments are due within 30 days after notice. After the due date the assessments will bear a 10% per annum charge until paid and such assessment and interest shall constitute a lien upon said lot.
16. These provisions may be revised by a 60% vote of owners or a quorum of owners, one vote per lot owner. Proxy votes are allowed.
17. Any owner who violates the restrictions may be subject to a suit for compliance by an individual owner at his own expense, or by the subdivision trustees, when so directed by a majority of owners at the expense of all lot owners. The trustees shall collect reasonable attorney fees for any suit against the subdivision from the lot owners in violation. The undersigned have no obligation of enforcement of restrictions except in their capacity as lot owners.
18. The trustees will comprise of 3 in number and will be the governing body for the development. They shall have the right to prepare and enforce all reasonable rules and regulations for the enforcement of these restrictions and covenants; and they shall be authorized to grant variances for unusual conditions. The trustees shall be elected for a 1-year term by the lot owners. In the event of a vacancy during the 1-year term, the remaining trustees shall select a lot owner to fill the vacancy for the remainder of the term. Annual meetings of all homeowners will be held in the month of May beginning in 2015.
19. No road may be constructed or road easement granted connecting subdivision road to land outside the subdivision other than by the undersigned developer or a 60% vote of owner quorum.
20. No commercial businesses
21. Owners of lots #7, #8, #9, #10, #18, #19, #20, #21, #22, #23 shall jointly enjoy the use of the whole lake contained therein, excluding its banks, the island and bridge therein. Said owners shall share equally in the cost of all lake and dam maintenance, including any updates due to DNR regulations and rules, liability insurance, and any other costs related to the lake. Lake lot owners must allow access for maintenance. Docks may be no larger than 8' X 10'. Shore line patios and gazebos are permitted subject to design approval by trustees.
22. Any changes to the well assessment would require a 60% quorum of the fourteen (14) lot owners on Checotah Lane. A quorum would be eight (8)
23. Owners of lots #1, #2, #3, #4, #5, #6A, #6B, #7, #8, #9, #10, #11, #12, #13 shall jointly use the two shared wells. Well #1 being located on a 50' by 50' tract of land on the southeast corner of lot 6A and Well #2 being located on a 50' by 65' track of land on the corner of Lot 1. Said owners shall share equally in the cost of all testing, insurance, repair, and maintenance including any updates due to age or local regulations. Two lot owners shall be appointed Trustees to hold the keys to the well houses and have the authority to authorize expenditures up to \$1000.00 per incident towards the cost of the wells, as stated above, without the prior approval of an officer of the subdivision. An Assessment of \$240.00 per year will be paid by each owner of the lots listed above that are hooked to the well system while lots listed above that are not hooked to the system will be assessed \$150 per year.