

Stofel Farm Restrictions

1. No lot or tract shall be used except for private single-family residential purposes, and no lots or tracts shall be re-subdivided into smaller lots, less than 5 acres. Two or more lots or tracts may be combined to make a larger tract. Each residence shall be designed and used for the occupancy of one family.
2. Any outbuildings on a lot, whether it be used as a tool shed, work shop, hobby shop or any other purpose, shall be similar in material and appearance of the exterior of the residence on the lot or tract, or if a pole structure building, covered with a typical all-weather surface or stained and protected wood siding.
3. No agricultural trade, **business or commercial** activity of any kind to include but not limited to the raising of any poultry or swine, shall be conducted on any lot or tract. (Tracts #1 and #4 could allow for a farming operation that does not require any type of legume system or other offensive noxious noise and odors from mass production of commercial animal production or other agricultural activities.)
4. Any tract of land greater than 5 acres in size shall be allowed to raise, board, breed and keep a reasonable amount of cattle, horses, chickens, goats, sheep or other domestic grazers provided they are properly restrained and not overcrowded to the point of destroying natural habitation. They shall be confined by permanent fencing and shall not create unsightly appearances, noxious odors or excessive noise.
5. No vehicles (defined as and including cars, trucks vans recreational vehicles, trailers, boats, motorcycles, and other similar devices for transporting persons or property) that are inoperable shall not habitually or repeatedly be parked or stored on any lot.
6. No noxious or offensive trade or activity shall be carried on upon any lot or tract nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
7. Multi-sectional modular homes or manufactured homes will be permitted as residences and allowed in this subdivision as long as they meet the minimum square footage requirements as stated herein below. Any home located in this subdivision shall not have less than 1,300 square feet of heated living area. Living area shall exclude porches, breezeways, basements and garages. Any such home shall be properly underpinned with a permanent material including brick, textured block, stone, cultured stone or concrete block covered with stucco and painted. No tin, vinyl, or metal underpinning will be permitted in this subdivision.
8. The covenants, terms and conditions, restrictions and limitations herein contained are to run with the land and shall be binding upon all parties and persons claiming under them and shall inure to the benefit of, and shall be binding upon their, and each of their heirs, executors, administrators and assigns. No lot shall be conveyed, devised, leased, or demised any time hereafter, except as being subject to the covenants, restrictions, liens, and charges herein contained. Whether or not it be so expressed in the deeds or