

Eufaula Cove Covenants

To maintain the property's values and keep the area looking great there are a few simple covenants that run with this land. This IS NOT a heavily restricted parcel like you would normally find in this part of the state. These simple covenants help keep your property value high and benefit everyone! **Hunting & camping are allowed.**

These covenants are to run with the land and shall be binding on the Purchaser and all persons claiming under him.

- A. This property shall be used for residential and recreational purposes only. Under no circumstances shall any commercial activity be permitted, which includes any green houses. Commercial growing of marijuana is prohibited. No swine shall be raised, bred, or kept in a commercial capacity. A parcel may be used for ranching, including the use of keeping a reasonable number of horses and cattle thereon, provided the parcel has been fenced. Under no circumstances shall a stockyard or any other commercial activity (other than ranching) involving animals be permitted. Any animals kept on this property shall be maintained in such a manner that they do not present a nuisance to owners of neighboring parcels. Kennels with greater than three dogs are not permitted.
- B. No single-wide mobile homes are permitted on any part the property. Double-wide mobile homes and modular homes are permitted so long as they are no more than 5 years old when moved onto the property AND are permanently attached to an adequate concrete foundation once on the property. Non-permanent living quarters such as travel trailers, campers, tents, etc. may be used as vacation housing only and are not permitted as permanent living quarters (defined as being occupied for more than fifteen days in any given month). Camping for more than 21 days in a 12 month period is not permitted (camping would be defined as staying in a tent, shed or other similar structure).
- C. Once construction on a building or dwelling has begun it must be carried through to completion within one year. This applies only to the exterior of the building or dwelling. No residence shall be occupied until completed on the exterior and once completed structures shall be maintained in a completed condition. Construction must be of new materials (on the exterior) with the exception of full log homes/buildings.
- D. No derelict vehicles may be kept on any parcel unless kept in an enclosed garage. Derelict vehicles are defined as those which either do not run, or are not licensed.

- E. If occupied by a residence, a septic system, composting system, or outhouse must be constructed in accordance with applicable local, state, and federal standards. Waste materials must be kept in closed containers at all times. Parcels must be kept free of refuse, debris, and rubbish. No parcel may be used for temporary or permanent storage of rubbish or trash (collectively, garbage). Burying or dumping of garbage, junk, trash, oil, petroleum or other liquid or solid waste or littering of any kind on any parcel is strictly prohibited.
- F. The beauty of the Property is in the mixture of trees and open space. Trees having a minimum trunk diameter of six inches and measuring two feet above ground level may only be cut if the following conditions are met: a) are dead or dying or; b) removal is required to clear land for building sites, access roads, fire prevention, enable installation of utilities, view corridors, or recreational open space. In any event not more than twenty percent (20%) of any one parcel may be cut or cleared. Commercial wood harvesting is prohibited. Excavation and selling of surface or subsurface rock is prohibited.
- G. Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from the roads within development. Please contact the State Wildlife Dept, for required licenses and seasons.
- H. The individual owners are responsible for road maintenance to private access roads. Deeded easements have been recorded for all roads. No commercial vehicles or heavy equipment are permitted to use the road. If it becomes necessary to permit such usage, and if any road damage is incurred because of said usage, the owners of said vehicles and/or equipment will be required to repair road back to original condition. If owners of said vehicles and/or equipment are not the property owners, then the property owner will ultimately be financially responsible for any damage done and no other owners will be required to contribute financially. Delivery trucks are permitted to use the roads.
- I. No parcel or lot may be subdivided without the express written consent of the developer. There shall be only one single-family dwelling per 5 acres of land.
- J. No structure (other than fencing and mail boxes) of any kind shall be built or permitted within fifty (50') feet of any property line or seventy (70') of any access road. Fences must not encroach upon the road easements as defined in the survey.
- K. Any natural streams or springs on this property may not be dammed or re-routed and no foreign substances may be introduced into the waters thereof.
- L. No deviation of any kind shall be permitted from these covenants unless permission is granted in writing by the Seller.