

RIVER EDGE ESTATES

PR 48

And also the following covenants are part of this dedication.

1. All lots in this subdivision shall be known and described as residential lots, shall not be further subdivided, shall have only one residence per lot and no lot shall be made commercial use of; commercial activity shall be limited to unobtrusive in-home enterprise.
2. The grantor reserves such easements as may be necessary over and along each lot for public utilities.
3. The exterior appearance, including finished painting, of any building erected or placed on any lot shall be completed within one year from the date building was started.
4. No buildings for pigs, goats or geese shall be permitted, nor shall any of these be kept on any lot.
5. All facilities for sewage disposal and water supply systems for potable use be constructed and operated in a sanitary manner acceptable to the county health officer, trailer homes shall be self contained or have acceptable facilities for sewage disposal and water supply.
6. These covenants are to run with the land and shall be binding on all parties and persons claiming under them until January 2, 1980, and automatically extend for successive ten year periods thereafter unless by a vote of a majority of the then property owners of the lots, it is agreed to change the covenants in whole or part.
7. If the parties here to or any of their assigns or their heirs, shall violate or attempt to violate any of the covenants listed herein, then any other person or persons owning real property situated in this platted subdivision may prosecute at law or in equity against the persons violating or attempting to violate any such covenant to restrain or prevent them from so doing and to recover damages or other just dues.
8. Should any one or more of these covenants be invalidated by judgement or court order, the rest of the provisions not affected thereby shall never the less remain in full force and effect.