

# BELLE VISTA ESTATES

## PROTECTIVE COVENANTS

**That** no lot shall be sub-divided

**That** no private dwelling erected on any lot shall occupy a space less than 1200 square feet with exception of a two-story dwelling home which shall occupy a space of not less than 800 square feet on the main level. The above restrictions are exclusive of a garage, patio, porch or veranda.

**That** the dwelling, any garage or outbuilding erected on any lot shall have the exterior fully completed within (6) six months from the time of commencement of construction.

**That** all buildings on any lot shall conform to the Municipality of Annapolis zoning and notwithstanding the foregoing, single family units only permitted.

**That** no building structure or dwelling house shall be constructed on any lot unless the same is set back at least 45 feet from the front line.

**That** no waste, debris, unsightly litter, or similar material of any kind shall be dumped or stored on any lot.

**That** the plans and exterior finishing's for the dwelling proposed to be constructed on the lot must be approved by an authorized representative of the Grantor, his successors and assigns.

**That** any lot upon which a dwelling has been constructed shall be landscaped to completion within (12) twelve months from the date of completion of the dwelling. The lawn shall be either sodded or seeded.

**That** no farm animals: only domestic pets shall be allowed.

**That** no mini or mobile homes be allowed.

**That** no home based business requiring storage of auto's, auto parts or accessories there of for the purpose of auto repair or maintenance shall be kept on any property.

**The** Covenants and Restrictions contained herein may be waved or amended by agreement of the Grantor.

**These** Covenants and Restrictions shall run with the land hereby conveyed and shall ensure to the benefit and be binding upon the Grantee(s), their heirs and assigns.