

Glen Oaks Covenants and Restrictions

The streets shown and not heretofore dedicated are hereby dedicated to the public use.

All numbered lots in this addition shall be designated as residential lots. Only one single family dwelling with an attached two or three-car garage shall be permitted on any one lot.

No residence shall be erected, placed or permitted to remain on any lot unless said residence shall have a ground floor area of not less than 1600 square feet, exclusive of porch or garage or 1000 square feet in the case of a two-story residence.

No trailer, tent, shack, basement, garage, barn or other outbuildings or temporary structure shall be used for temporary or permanent residential purposes on any lot in the subdivision. No commercial dog kennel, hospital, or junkyard will be permitted in the subdivision. Keeping livestock, except domestic pets is prohibited.

No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on plat. No accessory building shall be located closer to any front or side lot line than the required minimum front and side yard distances for the primary dwelling. No accessory building shall be located closer to any rear lot line than 15 feet, but in no case shall it encroach upon any easement.

The strips of ground marked "utility and/or drainage easements", as shown on plat are hereby reserved for the installation and maintenance of public poles, wires, conduits for gas, water, electric and telephone utilities, and sanitary and storm sewer, subject at all times to the proper civil authority and to the specified easement herein reserved. No permanent or other structure shall be erected or maintained upon said easements and all lot owners shall take their title subject to the rights of the other owners of lots in this subdivision.

All water systems and methods of sewage disposal in this subdivision are to be in compliance with the regulations or procedures of the State Board of Health or other civil authority having jurisdiction.

Driveway pipes with a minimum of 12-inch diameter shall be placed at all lot entrances before construction begins.

No noxious or offensive trade or activity shall be carried on upon any lot in this subdivision nor shall anything be done thereon which may become a nuisance or annoyance to the neighborhood. All lots must be kept mowed.

All residential construction must be completed within one year after the starting date including final grading.

No boat, camper, bus or trailer shall be parked closer to the street than the building setback line. No inoperative or unlicensed vehicle shall be parked on or repaired on any lot in this subdivision or on any street thereof.

All fuel storage tanks in this subdivision shall be buried below ground.

No fence or wall shall be erected or placed on any lot nearer to any street than the minimum front building setback line as shown on the plat.

All homes in this subdivision will be built by custom builders selected or approved by the developers. Modular and pre-fabricated structures and additions are prohibited. All structures and additions thereto constructed or placed on any lot in the addition shall be constructed with substantially all new materials and no used structures shall be relocated or placed on any such lot.

No above ground swimming pools shall be constructed, placed or permitted on any lot.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1996, at which time said covenants and restrictions shall be automatically extended for successive periods of 10 years unless change by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in whole or in part.

These covenants and restrictions may be enforced by the Glen Oaks Association, Inc., through majority vote of its Board of Directors or any owner of a lot in the addition. Additionally, the Building Commissioner of the Town of Cumberland (or person who performs such function, if there is no Building Commissioner) is authorized and requested to reject any request for building permits or occupancy certification in this Addition that does not comply with these covenants and restrictions.