

## HOPKINS LAKEFRONT LOTS

### DEED RESTRICTIONS

The property being conveyed is subject to the following restrictions:

1. The property may not be permanently improved with a mobile home or manufactured home defined as a residential unit constructed on a frame attached or attachable to wheels for transport.
2. No residence shall be constructed with less than 900 square feet of finished living area (as calculated on exterior dimensions), exclusive of decks, porches, patios, garages, and terrace level construction.
3. Outbuildings shall be limited to one detached garage accommodating not less than two vehicles; and one other outbuilding of not less than 80 square feet. Any outbuilding must be constructed and finished with an appearance consistent with the main residential structure. No out buildings may be constructed until the principal residential structure is complete.
4. Temporary structures such as camping trailers, motor homes, or similar temporary structures may be used on the premises provided said temporary structures shall be permanently attached to, or make use of, a septic system or other waste disposal system on the property. Any temporary structure must be removed on or before December 15<sup>th</sup> of each calendar year and may not be brought back on the premises prior to April 15<sup>th</sup> of the following year.
5. In addition to the restrictions contained herein, use and occupancy of the premises must comply with applicable local ordinances including restrictions imposed by applicable zoning.
6. The owner of the premises subject to these restrictions may leave any portions of his property in a natural state. However, all grass outside of natural areas shall be mowed at least two times each month during the growing season. To protect the natural beauty and enjoyment of the lake, no hydro seeding, fertilization, or weed killer shall be applied to lawns within 20 feet of the waters edge unless the product being used is organic and approved for use without increasing the risk of weed growth in said lake.
7. The premises are served by a private road which requires contribution by the owner to cover expenses for maintenance, repair, and replacement of the access road and security gate. Owner will comply with the terms of any applicable Road Maintenance Agreement covering said private road and gate.