

Bell Hollow Subdivision***Covenants & Restrictions******Lots 1-58***

1. No building shall be erected or maintained on any lot in the subdivision other than a private residence and a private garage or outbuilding for the sole use of the owner or occupant.
2. Each structure not connected to the dwelling must conform in appearance and construction to the residence unless the building is located at least 50 feet behind the dwelling.
3. No part of said premises shall be used for commercial or manufacturing purposes.
4. No residential building shall be erected or maintained on any lot in the subdivision with less than 1600 square feet including garage on the main level with a minimum of 1200 square feet of living area and excluding basement areas, porches, and decks.
5. No building shall be erected or maintained on any lot in the subdivision closer than 30 feet from front line, 5 feet from side lines, and 15 feet (for residence) from the back property lines. Storage buildings may be 5 feet from the rear lot lines. Where there is common ownership of two lots, the common lot lines setback may be waived.
6. No animals or birds, other than household pets, shall be kept on any lot in the subdivision. All pets maintained outside must be kept on a leash or in a pen. All pens must be constructed in the back yard area.
7. All dwellings must be brick, stone, vinyl, stucco or wood. Wood must be stained or painted.
8. All foundations on residential buildings and all other buildings within 50 feet of the dwelling shall have a finished exterior (brick, stone, stucco, or rubbed concrete). I.e. no plain concrete blocks.
9. The placing of house trailers or double wides, regardless of size or age, shall be prohibited on any lot in the subdivision. Modular or manufactured homes are not allowed. All homes must be stick built on site.
10. Exterior of homes, garages, and all outbuildings must be completed within one year of beginning construction.
11. It is the responsibility of the owner to maintain his real estate property. This real estate shall be maintained according to the standards already set in the area. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste, and such waste shall be kept in sanitary containers. Automobiles may not be left on the property in an inoperable condition for more than 90 days.
12. Fences shall not be constructed from the front side of the dwelling unit toward the public street. Exception: White picket fences and split rail fencing.
13. The developers shall approve all building plans until Jan 1, 2014. After that date, the owners of the lots, each having one vote per lot, will be responsible for approvals.
14. Variances shall be considered on an individual basis.
15. The owners of the properties in the subdivision shall enforce these covenants and restrictions. If an owner is found guilty of violating the covenants or restrictions, the landowner shall abate the problem and pay all attorney fees and court cost.
16. These covenants and restrictions shall be construed as covenants running with the land and shall be binding upon the heirs, administrators, executors, successors, and assigns of the original developers and owners.
17. An easement exists for all lands that lie below the 378 contour. Contact the US Corp of Engineers as it pertains to the land owners rights and restrictions.
18. Individual Boat Dock Permits are currently approved in this area. Approval must be obtained from the US Corp of Engineers.