

PLAINVIEW RESIDENT ASSOCIATION
SUMMARY AND INDEX TO PLAINVIEW DEED OF RESTRICTIONS

DEED OF RESTRICTIONS

Our subdivision's Deed of Restrictions is filed at deed book 4542, page 101 in the Jefferson County Courthouse, and has been in effect since 1972. An index/outline of the restrictions follows (see the numbered sections in the document for more details):

1. Property is for single-family residential use only.
2. Structures are to be approved by Plainview Resident Association (PRA).
3. Exterior building materials.
4. Minimum building lines per plat.
5. Square footage requirements.
6. No noxious or offensive trade or activity, or annoyance or nuisance.
7. No temporary structures. (c) No trucks, trailers, RV's boats unless garaged.
8. No breeding of animals.
9. Grading and sodding.
10. No cutting down trees larger than 2" diameter without PRA permission (for cause).
11. Mailbox, paper holder or hedge design/placement approval by PRA.
12. No outside clothes lines allowed.
13. Keep grass cut, lots neat and attractive.
14. No trade or business (including professional practices) may be conducted from homes; no annoyances, nuisances.
15. No sign for advertising or any other purpose shall be placed on any lot, except one sign for sale or rent of the property—not greater than nine square feet.
16. Drainage plan conformance.
17. No dumping; rubbish & trash must be kept in sanitary containers.
18. Underground utilities.
19. No storm water or downspouts shall be connected to sanitary sewers. Connections on each lot shall be with watertight joints in accordance with applicable plumbing code requirements. (Note: swimming pools must be connected to drain to sanitary sewers).
20. Building time frame.
21. Restrictions run with the land 30 years; cancellation, alteration, amendment requires 75% of owners to affirm.
22. Enforcement, through proceedings at law or in equity.
23. Invalidation of one covenant shall not affect another.
24. Incorporation of PRA to promote social welfare and promote the common good and general welfare of its members, and maintain its common areas, etc.
25. Club incorporation (Subs. Amended—not required.)
26. Amending articles of incorporation or bylaw of PRA or Club.