

DEED RESTRICTIONS

ON

TWIN LAKES ESTATES

1. No mobile home or structures shall be placed on any lot unless such mobile home or structures is at least fifty (50) feet in length and twelve (12) feet in width.
2. No mobile home shall be placed on any lot unless such mobile home has been manufactured by a company engaged in the manufacture of mobile homes. It is the intention of this restriction to prohibit the parking of any "homemade" mobile home on any of the aforesaid lots. No mobile home over five (5) years of age at the time of lot purchase may be placed on any lot.
3. All lots are restricted to occupancy by a single family, living in a single mobile home or residence. Leasing or sub-leasing of a mobile home or residence or a lot to a party other than the buyer or purchaser of a lot shall be permitted, provided that all leasing or sub-leasing shall, in all respects, conform with these restrictive covenants.
4. There shall be a set-back of thirty (30) feet from the street right-of-way easement on all lots for mobile homes and residences.
5. Any major mechanical or repair work performed on any motor vehicle shall be done in an enclosed garage or carport, and shall not be visible from the street.
6. All mobile homes shall have a fence, screen, wall, or skirt so that the undercarriage and wheels are covered and not visible from the street. This fence, screen, wall, or skirt shall be erected on all sides of the mobile home, and will be a minimum height from the ground to the bottom edge of the mobile home. The buyer shall have six (6) months after the mobile home is placed on the lot to comply with this restriction.
7. These covenants and restrictions are to run with the title to said land and shall be binding upon all parties and all persons claiming by, through or under the owner, or owning or residing on any lot and shall be binding for a period of twenty (20) years from the date of these covenants and restrictions, after which said covenants and restrictions shall automatically expire.
8. Enforcement of these covenants and restrictions shall be by proceedings at law or in equity against any person or persons violating or threatening or attempting to violate any covenant and such proceedings may be either to restrain violation or to recover damages.