

**COVENANTS AND RESTRICTIONS  
ENCHANTED MEADOWS  
DOUGLAS COUNTY, MISSOURI**

Furthermore, the attached described land shall also be subject to the following restrictions:

14. Roads on this land are private. All owners to contribute financially to maintain deeded access road.
15. This land is sold for homesite development only. NO CAMPING beyond two (2) weeks per year by any property owner.
16. All refuse must be disposed of according to County standards. Property must not be allowed to become unsightly.
17. Only type of wells permitted are domestic. No agri-wells can be drilled on this property.
18. The sewer system shall consist of an underground holding tank and sufficient underground lateral lines and field so as to meet Missouri State sewage treatment code and/or standards. Any open lagoon or system of a lagoon nature are specifically prohibited.
19. Doublewide mobile homes permanently affixed, no older than five (5) years, are permitted and must conform to county code. Homes MUST be skirted or blocked in. Minimum square footage of residence is 1,000 square feet. Only one primary residence plus a guest residence will be permitted on each parcel for living quarters. Outbuildings for livestock, storage and ranching or farming operations are also permitted.
20. All outbuildings constructed on the said property shall have the same exterior siding and the same roofing material as used on the primary residential structure.
21. Owners of said property are not permitted to keep swine and no person shall raise or keep livestock, fowl or dogs for commercial purposes. No pets of any kind shall number greater than 3 of each species, i.e. 3 dogs or 3 cats or 3 geese, etc. The pets shall be contained so as not to be a nuisance to any neighboring property or property owner.
22. The subject property shall not be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. No junked or disabled motor vehicles, cars, trucks or other inoperable vehicles shall be allowed to remain upon the property for more than thirty days.
23. No transmitting towers for commercial purposes, e.g. short wave, of any kind shall be permitted on the property.
24. All owners, either in sole or in part, of subject property, will collectively contribute financially to maintain the deed access road to and through said property, if such maintenance is required through normal wear and tear (legal attached hereto and made part thereof)
25. No more than four vehicles are allowed to remain on the property, all vehicles must be in running condition.
26. No commercial vehicles or heavy equipment are permitted to use the road. If it becomes necessary to permit such usage, and if any road damage is incurred because of said usage, the owners of said vehicles and/or equipment will be required to repair such damage back to original condition. If owners of said vehicles and/or equipment are not the property owners, then the property owner will ultimately be financially responsible for any damage done and no other owners will be required to contribute financially. Delivery trucks will be permitted to use the roads.

- 27. Buyer may not build or move on to the property until the land has been properly recorded in Buyer's name(s). Parcel may NOT be subdivided.**
- 28. If Buyer develops within three (3) years of date of purchase, Seller will defray the cost of the electric line extension to property edge (does not include electric meter), by crediting this cost to the contract balance of the buyer .**
- 29. No roads may be constructed on a parcel to create ingress and egress to other properties without the permission of the seller.**