

Granger Meadows Subdivision

Declaration of Covenants, Conditions, Easements & Restrictions

The premises herein conveyed are subject to the Covenants, Conditions, Easements and Restrictions herein after set forth which are reserved by Granger Meadows dba Sarah B. Enterprises, Ltd. for the benefit of itself and its successors and assigns and for the benefit of any property owner who shall include the grantors current interest in all or part of Granger Meadows Subdivision. It is further expressly understood that the Covenants, Conditions, Easements, and Restrictions hereinafter set forth are for the benefit of the grantor or the grantee and the same is mutually accepted by the grantor and grantee herein as conditions running with the land to the fulfillment of which they hereby bind themselves, their successors, assigns, executors, and administrators to the burdens and benefits thereof.

Whereas, Declarant intends to sell the above-described property, restricting it in accordance with a common plan designed to preserve the value and residential qualities of the land, for the benefit of its future owners:

1. The property shall be used exclusively for residence purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than a single-family dwelling together with garage or appurtenant outbuildings. Only one dwelling shall be erected per lot. Outbuildings must be approved by Granger Meadows dba Sarah B. Enterprises, Ltd.
2. Such dwelling shall contain at least Two Thousand Five Hundred (2,500) square feet if two stories and Two Thousand (2,000) square feet for a one-story dwelling. Garages, basements, decks, porches, screened or otherwise, shall not be taken into account in calculating the minimum square foot areas as required by this restrictive covenant.
3. Each dwelling shall have a side or rear entry garage so that the openings will not face the street or access road as the case may be.
4. Construction site and building plans to be reviewed and approved by Granger Meadows dba Sarah B. Enterprises, Ltd. Builders to be approved by Granger Meadows dba Sarah B. Enterprises, Ltd. prior to home construction.
5. No such dwelling shall be a geodesic dome nor a building with a majority of, or a portion (other than a basement) of such building built under or into the ground, except that a two-story house, partially built into a hillside, shall be acceptable provided the lower level is designed for every day use as a living area and shall have a finished exterior. In such case, the lower level shall not be considered a basement for purposes of determining the minimum square footage.
6. Exterior wall treatments shall be brick to grade on front and side elevations, except corner lots which must have all elevations brick to grade.
7. Each dwelling shall be fully landscaped, including lawns, within twelve (12) months after occupancy.
8. No part of such dwelling, exclusive of open porches, eaves or steps, shall be erected, placed, or permitted to remain on any lot within seventy-five (75) feet of the street or highway on which the lot fronts, nor within twenty-five (25) feet of either side line of the lot. No portion of any lot nearer to any street or highway shall be used for any purpose other than that of a lawn. Nothing herein contained, however, shall be construed as preventing the use of such portion of any lot for walks and drives, the planting or maintenance of trees and shrubbery, the growing of flowers or ornamental plants for purpose of beautifying the said lot.
9. Setback lines for corner lots, odd-shaped lots, wooded lots, and lots with problem topography shall comply as nearly as possible with the above setback requirements, except that variances may be authorized in writing by the Declarant at the time plans for building(s) are submitted and a copy of such plans, including the plot plan, will be kept on file by the owner to establish the setback lines as approved by Declarant. Garage door openings for such lots will be determined and approved by Declarant at the time of construction site/building plan review.
10. No outdoor clothes drying shall be permitted in the development.

11. The land, as sold, shall contain no mineral rights.
12. Any fence or wall erected or placed on any lot shall not exceed six (6) feet in height and not be closer to the street than the front line of the house.
13. No structure of a temporary character, trailer, basement, tent, shack, camper, garage, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. No mobile homes, trailers, boats, or other types of recreational vehicles shall be stored on a lot unless they are housed in a permanent, four-sided structure to be approved by Declarant prior to construction. Satellite dishes are permitted in rear yard only with proper screening from view of neighbors and street frontage.
14. No unusual animals, livestock, or poultry of any kind (horses, sheep, goats, chickens, ducks, etc.) shall be raised, bred, or kept on any lot. Dogs, cats, rabbits, or other household pets are permitted provided that they are not kept, bred, or maintained for commercial purposes.
15. No lot shall be used as a dumping ground for rubbish, trash, garbage, or other waste. Household trash or garbage shall be kept in sanitary containers.
16. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done on the lot that may become an annoyance or nuisance to the neighborhood.
17. The owner of the lot containing the fire pond is required to keep the area around the hydrant free of weeds, or other debris and clearly visible.
18. No construction or fill shall be done in the wetlands or a stream area before the Army Corps of Engineers is notified and approves such construction.
19. There shall be no filling or grading in the ditches that drain into or out of the fire pond on lots 11, 12 and 13.
20. Driveway access to lots number one (1) and number nineteen (19) are permitted only from Tara Way. There shall be no access from Granger Rd.
21. Lots number 4, 5, 6, 12, 13, 14, 20, 21, 22, 23, 24, 25, 26, 27, 28, 32, 33, 38 and 39 have additional building restrictions on them due to the First Energy power line easements. The plats show the specific setback for each particular lot and in addition, the following are general restrictions:
 - o There shall be no building or erecting of any structure, or any excavation in the easement area. This includes decks, garages, shelters, barns, houses, etc.
 - o There shall not be ground-elevation changes without approval from First Energy.
 - o The lot owner may maintain a garden within the easement area. For any other uses, the lot owner must contact First Energy.