

Mountain Woods Lake Sectors 1 and 2

Protective Covenants - Restrictions

1. The premises are conveyed and shall be used exclusively for residential purposes, except as to those lots designated as business or commercial areas on the map or maps of Mountain Woods Lake, and no more than one single family dwelling house may be erected on each residential lot, nor more than one other building for garage or storage purposes in connection therewith.
2. Buildings shall be neat in appearance, and no building or structure shall be moved, constructed or erected on the premises that may be considered detrimental to the development. Wood exteriors shall be stained or painted with two coats of paint or stain.
3. No outside toilets shall be allowed and sanitary arrangements must comply with state and local laws and regulations.
4. No residence of less than 1,000 square feet, including porch area, shall be erected or constructed on each lot.
5. There shall be no building, porch, or projection extending nearer than twenty (20) feet from the front line of any lot or within eight (8) feet from the property line of any abutting property owner.
6. Subject to the right to install and service electric lines, telephone lines, gas and water mains, over and upon any and all lots, streets, rights of way, beaches or recreation areas or the right to license or permit same to be done.
7. Subject to the right to locate and install drains where necessary and to cause or permit drainage of surface waters over and/or through any of the aforesaid lots.
8. No animal or fowl shall be kept or maintained on said property, but nothing herein shall be considered to prevent or prohibit the owner from keeping cats, dogs, or birds as domestic pets.
9. House trailers shall be prohibited on any lots, except on reserved trailer sections, and no "For Sale" signs shall be posted without special permission.
10. Only those lots designated as commercial shall be used for business purposes.
11. In the event the majority of owners of the lots sold in this development so agree after September 30, 1967. Mountain Woods Lake, Inc., or their assign, shall have the right to assess each lot sold in the subdivision not more than \$20.00 per year. This money is to be used for paying a caretaker, improvement and maintenance of roads, beaches, parks, etc. Said assessment shall be a lien against said lots until paid.
12. These restrictions shall be considered as covenants running with the land and shall bind the purchaser, his heirs, executor, administrators and all future assigns of said premises or any part or parts thereof. Said covenants shall be or may be changed after September 30, 1967 by a majority of the owners of the lots in this subdivision.

13. No piers, docks or other facilities extending into the lake shall be constructed without the consent of the board of directors of Mountain Woods Lake, Inc.
14. Mountain Woods Lake, Inc. reserves the right to make rules and regulation concerning use of the lake.
15. No one but a property owner is to launch a boat, and property owner must accompany anyone coming in fishing.
16. No inboard motors allowed.
17. No house shall be built or purchased within Sector 1 or Sector 2 of the Mountain Woods Lake Subdivision with the primary intent of said property being investment rental property. There shall be no long term or short-term rentals in either Sector 1 or Sector 2 of the Mountain Woods Lake Subdivision, with the exception that a property owner who is being transferred for work purposes may rent the house on his or her property if it does not sell within twelve months of being placed on the market for sale. In the case of a transfer for work purposes referred to above, the property owner shall notify the board of directors of the property owners association and obtain its consent for the rental of said property.

I have read and understand the restrictions of MWLOA.

Signature _____ Date _____

Revised 3/15/2024