

ARKDALE SHORES RESTRICTIONS TO AREA A B C D

202715

Area A - Lots 7 thru 14 and Lots 24 thru 33
Area B - Lots 15 thru 23 and Lots 36 thru 50
Area C - Lots 59 thru 118 and Lots 141 thru
145 and Lots 163 thru 173
Area D - Lots 119 thru 140

VOL 156 PAGE 249

1. No building shall be erected or maintained on any residential lots in Areas A, B, C, or D in Arkdale Shores other than a private residence and a private garage for the sole use of the owner or occupant. Only one cottage or residence per lot.
2. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.
3. No part of any residential lots in Areas A, B, C, or D shall be used for commercial or manufacturing purposes.
4. No residential building shall be erected or maintained on any lot in Area A, C, or D of Arkdale Shores having a ground floor area of less than 600 square feet living area, except Area B which shall be 720 square feet.
5. No building shall be erected or maintained on any lot in Areas A, C, or D closer than 35 feet from any road or shore line or 10 feet from any lot line. No building shall be erected in Area B closer than 50 feet from front lot line nor closer than 50 feet from back lot line or lake shore line at high water level, or 10 feet from side lot line.
6. No outside toilet or privy shall be erected or maintained in Arkdale Shores except during the period of residence construction and then for a period not to exceed 12 months.
7. No animals or birds other than household pets shall be kept on any lot in Areas A, B, C, or D of Arkdale Shores.
8. Building exteriors must be of brick, frame, block or rock construction. All wood, log, or block exterior must be painted or stained.
9. The placing of house trailers regardless of size and facilities shall be prohibited on any lots in Areas A, B, or C except during the period of residence construction, for a period not to exceed 12 months unless on lots set aside for the sole purpose of trailers.
10. Easements are reserved along and within 10 feet of the rear line, front line, and side lines of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephone, water mains, sanitary and storm sewers, road drains, and other public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities. Said easement to also extend along any owners side and rear property lines in case of fractional lots.

It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 10 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.
11. There will be a \$10.00 yearly assessment fee paid into the Corporation on Jan. 1 of each year by everyone that purchases a lot in Arkdale Shores for the purpose of maintaining the dam in a safe condition, also the dyke and for maintenance and beautification of shore lines, islands, picnic grounds and the grounds in general. The money to be spent by the Corporation for this purpose as the corporation or association decides where most desired. This fee may be stopped or reduced at anytime the corporation or association may see fit. The corporation (or association when formed) shall have the power to and authority to lower said lake for a reasonable length of time for the purpose of repairing dyke and dam or for lot, lake and stream improvement.

