

EAST LAKE by EAGLE RIDGE GREEN

PROTECTIVE COVENANTS

The following protective covenants are for the continued maintenance of property values and to allow lot owners quiet enjoyment of their properties without unnecessary interference or nuisance to or by other property owners.

1. USE OF PROPERTY: Use of the property is to be for residential or recreational use only. The land or any buildings erected or to be erected thereon shall not be used for the purpose of any profession, trade, employment, service, manufacture or business of any description nor as a school, hospital, day care or other charitable institution, nor as a hotel, apartment house, rooming house or place of public resort, nor for any sport (other than such activities as are usually associated with a private residence) nor for any purpose other than that of a private residence, nor shall anything be done or permitted upon any of the lands or buildings erected or to be erected thereon which shall be a nuisance to the occupants of any neighboring lands or building.

2. ANIMALS: No animals, fish or fowl of any kind other than household pets normally permitted in private homes in urban areas shall be kept upon the said land and no commercial breeding of said pets shall be carried out upon said land.

3. RESIDENTS ASSOCIATION: The purchaser hereby covenants and agrees to be a member in good standing of **THE EAST LAKE RESIDENTS ASSOCIATION** and agrees at all times to pay such fees as are imposed from time to time by the Association for the purpose of carrying out its objectives and acknowledges that membership in the Association is mandatory. The purchaser further agrees that all such fees, until paid, constitute a charge against said land. The Association shall be responsible for all road maintenance and snow plowing. The fee charged is per lot and an owner of multiple lots shall pay this fee for each individual lot owned.

4. ENVIRONMENT: No buildings shall be closer than 100 feet from the access road.

No trees shall be cut for commercial purposes. Trees may be removed for judicious thinning or to prepare room for structures, septic beds or driveways and only as necessary so as not to unnecessarily disrupt the integrity of the forest.