

DECLARATION OF REGULATIONS, RESTRICTIONS, AND CONDITIONS RELATING TO THE SHARES AND LOTS OF ACORN RIDGE ESTATES, INC.

The intent of the following declaration is to provide for special restrictions that would not only protect the amenities and aesthetic qualities of Acorn Ridge Estates, Inc., but would also assure and preserve the economic integrity of our individual and collective property.

LOTS

USE OF LOTS: Each share of stock in Acorn Ridge Estates, Inc. is represented by a specific numbered lot. Each lot shall be known as a single-family manufactured (mobile) home unit for residential purposes. The maximum height of one unit (excluding Lot 79) shall not exceed that of the average existing one story single family dwelling. Shareholders may construct or develop basements intended for habitation. Such space may not have egress from within the dwelling. Shareholders may build a permanent one unit (stall) garage, exclusive of Lot 93, which has a double garage. Such structures must comply with the front, side, and rear space requirement setbacks as prescribed by the Zoning Office of Dickinson County and/or as outlined in this document. The exclusions listed are for the existing structures only. Lot 92 is the only exception to the above rules. It is currently a permanent dwelling with full basement and double garage. It must also comply with Dickinson County requirements for setbacks but may always be a permanent structure with basement and double garage.

Minimum Front yard Set-back: 10 feet

Minimum Side Yard Set-back: 7 ½ feet however, the side yard may be reduced to 2' provided that the minimum distance between mobile homes shall be maintained at 15 feet.

Minimum Rear Yard Set-back: 10 feet

These setbacks are basic and informational only. There are additional variations to each of those setbacks. Residents must contact the Zoning Office of Dickinson County for those variations prior to applying for a building permit.

LOT SIZE: The minimum lot size is 3000 square feet and shall be at least 30 feet wide. No lot may be subdivided into smaller lots; however additional lots or portions thereof may be added to provide for larger yards or buildings.

CARE OF LOTS: Owners of all lots shall at all times keep the same free and clear from all obstructions, debris, and obnoxious growth. In the event a lot is not well maintained, the Board shall cause a lot to be maintained and assess the cost to the owner. With the exception of early Spring or late Fall, no boat trailers, tent trailers, or other structures shall be stored or kept upon any lot for a period exceeding 14 days. At **No Time** shall campers or recreational vehicles be permitted to be in the park common ground or on lots.

TRANSFER FEE: Upon the sale or transfer of stock, Acorn Ridge Estates will assess a \$150.00 transfer fee. All dues, fees and shareholder assessments must be current and paid in full prior to stock transfer. \$100 of that fee will be transferred and added to the Cash Management Fund. The remaining \$50 will be used in operating funds.

DRIVEWAYS AND PARKING: Two parking areas are required for each residence. Parking in visitor parking areas is discouraged. Parking in the swimming pool areas is reserved for those visiting the pool or clubhouse facilities. Parking in front of the dumpsters is prohibited.

The north access drive leading to the cul de sac will be gated and locked. It is only for the use and ease of moving in new homes and for equipment and trucks being used to move new homes in and old ones out. It is not for everyday use of the residents.

WATER CONNECTIONS: Acorn Ridge Estates has an all season water system. Each home is equipped with a shut-off riser which is adjacent to the home. The Shareholder is responsible for the winterization, maintenance and repair of that valve and all pipes leading from that to and throughout the home. Acorn Ridge Estates is responsible for all the street shut off valves (curb stops) and all pipes leading from that valve to the riser by the home. When a new trailer is installed the owner is required to install a new waterline & curb stop from the watermain to the riser so that we maintain a current and quality water system.

MISCELLANEOUS

MISCELLANEOUS PROHIBITIONS:

1. No business, trade or commercial activity shall be conducted upon any lot, nor shall any Shareholder directly or indirectly permit the use of his lot in such manner as to become a nuisance or annoyance.
2. No advertising shall be permitted on the premises except for a "For Sale" sign which shall be no greater than 5 square feet.
3. Shareholders shall not cover, bridge, or otherwise interfere with existed drainage, culverts or ditches.
4. No fence shall be erected on any lot.
5. No hedge shall be erected or maintained on any lot which shall restrict or block the view from an adjoining lot or which shall materially impair the continuity of the landscaping of the Park.
6. Animals such as domestic cats and dogs may be permitted provided they are under control and are not allowed to roam at large. Animals are NOT permitted in the swimming areas.
7. ATV's and 4-wheeler's are prohibited for recreational use from Memorial Day through Labor Day. It is permitted if being used for construction or improvements to homes, property or the park.
8. Any hoist not paid for and installed by June 1 must be removed from Acorn Ridge Estates property. It may not be stored on your lot or on common ground.
9. Swimming is not allowed after dark.

Updated May 2019

10. Boat trailer storage area is for trailers only. This means that no boats, jet skis or any trailer except an empty boat trailer can be stored anywhere long term in the park. (all summer or winter) It is acceptable to park your watercraft for the weekend if needed.

11. It should be known that if concrete has to be removed for underground utility work it shall be at the expense of the concrete owner. Pour/pave at your own risk.

ENFORCEMENT

ENFORCEMENT: These Rules and Regulations are for the mutual benefit of all Members who own shares of Acorn Ridge Estates, Inc. Consequently, the Association or any Member may bring an action at law or in equity to enforce these restrictions against any person or persons violating or attempting to violate any restriction, whether to prohibit violation or recover money damages.