

Deed Restrictions Summary

Note: This is a summary of the major points within the Declaration of Covenants, Conditions, and Restrictions For Nature's Hammock. It is for information purposes only, and is not intended to be a complete list of all of the items contained in the document. For complete regulations, please refer to the actual document.

Commercial Use. Other than Silviculture related uses (the cultivation and harvesting of forest products), commercial uses are not allowed.

Maintenance. All buildings and other structures must be kept in a well maintained condition, and no junk or unsightly debris is allowed to be stored or accumulated on property.

Site-Built Homes. Homes must have a minimum of 1200 square feet of living area, carport or garages must be of essentially the same architectural style, and dimensional shingle or upgraded roof styles are required.

Manufactured Homes. Any homes other than site built must be new at time of installation (never before occupied), must have a minimum of 1200 square feet of living area, any carport or garage must be of essentially the same architectural style, must have a finished quality siding, including skirting between the main floor area and the ground, and must have a pitched roof with dimensional shingle or some other form of upgraded roofing material.

Camping. Overnight or periodic camping is allowed, as is the ability to keep a camper or RV on the property, however, they must be in compliance with Lafayette County regulations, and any camps, campers, or RVs must be located in such a fashion that they are not visible from any roadway that any other property owner has access to.

Property Owners Easements Over Main Roadways. All property owners have easements over certain roads, and certain other roads have easements shared by specific adjacent property owners. Property owners may use any roads that they have easements over for ordinary travel, horseback riding, walking, jogging, hiking, bicycle riding, and the like. However, motorcycles or ATVs or off-road type vehicles may not be used on such roads for other than transportation to a neighbors property for visitation purposes. In other words, property owners, family or guests may not use roads that other property owners have access to for motorcycle; ATV, or other off-road vehicle joy riding up and down roads.

Quality Game Management Regulations. Please refer to the Deed Restrictions document for a list of Quality Game Management Principles that relate to hunting or the taking of game animals in Nature's Hammock.

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Dogs. No hunting dogs shall be allowed on the property other than household pets that are not a nuisance and under the owners control at all times. No commercial kennels or commercial breeding operations are allowed.

Other Animals. Household pets are allowed. Poultry or other livestock may be raised but only for the owners use as opposed for commercial sale.

Hunting. Hunting is allowed on ones' own property in accordance with the Quality Game Management Regulations stated. Guests are allowed, but no hunting rights may be leased out. No hunting, discharging of firearms, or placement of hunting stands or blinds are allowed within 100 feet of any property boundary.

Fences. Fences are allowed, but no fence may be constructed that will not allow animals to cross through or over it, such as a "high fence" designed to keep game animals within a property.

Lakes/Ponds. Several small lakes are being created within the property for the use of all property owners. Fishing is allowed with limitations, and no motorized boats may be used on the common area lakes.