

2.08 Certain Lots within the Property are further subject to easements of record, dedicated public rights of way, and other easements as shown on the Subdivision Map, including, but not limited to: drainage easements, utility easements and sight triangle easements.

3.00 Restrictions. In order to preserve the character of Sutton Woods as a residential community for the protection of the value of the Lots and homes thereon, the Declarant hereby declares that the Property and Lots submitted to this Declaration shall be subject to all covenants, easements and restrictions of record and to the following restrictions and covenants, all of which shall run with the land:

3.01 Permitted Use. No Lot, except those Lots owned by the Declarant and used by it as sales offices, administrative offices, construction offices, and models, shall be used for any purpose other than as and for a single family residence.

3.02 Nuisances. No noxious, unlawful or offensive activity of any character whatsoever, including but not limited to storage or collection of rubbish or storage of materials emitting foul or obnoxious odors, or the harboring of the source of any noise or activity which unreasonably disturbs the peace, comfort or serenity of the Owners shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the any Owner.

3.03 Signs. Other than signs advertising the Lot as being for sale or rent, no signs of any nature whatsoever shall be erected or displayed upon the Lots. Excepted from this provision are signs used by the Declarant or any Developer during the construction and sales period, and signs erected by Declarant or any Developer such as entrance signs, directional signs, etc.

3.04 Livestock and Poultry. No animals, livestock, pigeons, or poultry of any kind shall be raised, bred or kept on any Lot or in any home, except that dogs, cats and other common household pets (no exotic pets) may be kept, provided that they are not kept, bred or maintained for any commercial purpose. Permitted animals shall not be housed outside of any home.

3.05 Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish or any type of waste, including garden waste. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

3.06 Parking. No Owner shall park, store or keep any vehicle on his/her Lot, except wholly within the driveway or garage. All inoperable vehicles shall be parked wholly within the garage.

3.07 Lawns. No weeds, vegetation, rubbish, debris, garbage, waste materials or materials of any kind whatsoever shall be placed or permitted to accumulate on any Lot which would be unsanitary, unsightly, offensive or detrimental to any Lot in the vicinity thereof. Grass, hedges, shrubs, and plantings of all types shall be kept trimmed and shall at regular intervals be mowed, trimmed and cut so as to appear neat and attractive. Trees, shrubs, vines and plants that die shall be promptly removed. Front lawns shall be mowed at least twice a month between April 15th and November 15th of each year. Each Owner shall be responsible for the performance of this work at his own cost and expense. The removal of snow on a Lot shall be the responsibility of each Owner at his own cost and expense. This includes any public sidewalks along the frontage of a Lot.

3.08 Temporary Structures. No structure of a temporary character, including, without limiting the generality thereof, trailer, tent, shack, garage, barn, or other outbuilding, shall be used on any Lot at any time as a residence.

3.09 Detached Buildings. No detached accessory buildings, including, but not limited to, detached garages and storage buildings, shall be erected, placed or constructed upon any Lot unless prior approval of the City of Northfield has been received.

3.10 Fences. No fence, wall or other obstruction shall be allowed forward of the front building setback line nor in the front yard of any Lot. In addition to the above, for corner