

Tall Oak Trail
Warrenton, Missouri
Deed Restrictions
June 26, 2000

No house, building, antennae, playground equipment, or any part of a septic system shall be nearer than 75 feet to any property line. The center of the road is considered a property line.

Minimum size of all residences is 1800 square feet, exclusive of garages and habitable basement space. Each house shall have an attached garage sized for at least two cars. All homes shall be custom built on site upon permanent poured concrete foundations. Mobile, modular, manufactured, and/or earth contact homes are specifically prohibited.

Lot size shall be a minimum of 3 acres.

No residential construction shall be allowed within natural drainages. Areas or given sites which include natural features such as rock outcroppings, waterfalls, pools, etc., are to be preserved and designated "natural areas." In particular, streams and storm drainage areas are to be preserved. With the exception of crossing driveways, it is required that all construction be held 50' from centerline of these areas.

Once construction of a project has begun, it is expected that the project shall continue in an orderly and timely manner.

Perimeter fencing is not allowed. All other fencing shall not exceed a height of 48 inches. Chain link fencing shall be setback 75' from any property line.

Septic systems shall conform to county and state regulations. Surface and/or lagoon systems are prohibited.

Except at entry drive, no exterior lighting shall be placed within required setbacks without approval of the Trustees. Rural type pole lights with high wattage bulbs and street lamps will not be permitted. No light spillage shall occur from one lot onto another so as not to create a visual nuisance. Walkway lighting and other low wattage applications are encouraged.

Junk, refuse, salvage parts, inoperable vehicles and equipment, or other materials that may create an eyesore or nuisance to your neighbors is prohibited.

Boats, campers, RV's, trailers, and other vehicles shall be stored inside a garage or barn or parked no nearer than 75' of any property line.

Livestock, including cattle, horses and pigs of any type, are not allowed.

