

The building restrictions and conditions for the Sagefield Subdivision are as follows:

1. Residential Designation: All lots are designated for residential use only.

2. Building Setbacks:

- Front lot line: No building shall be located closer than 25 feet.
- Side property line: A minimum setback of 5 feet is required, with some exceptions for corner lots.
- Detached structures: Must be at least 5 feet from any sideline and 10 feet from the rear lot line.

3. Maximum Building Setback: 50 feet for all lots, except those 170 feet deep or more, which have a maximum setback of 65 feet.

4. Architectural Control Committee: Responsible for approving plans and ensuring harmony with existing structures.

5. Lot Maintenance: Owners must keep their lots mowed and free of noxious weeds.

6. Signage: Only one sign not exceeding 5 square feet is allowed per lot for sale or rent purposes.

7. Prohibited Items and Activities: No boats, vehicles, campers, trailers, or parts thereof shall be kept, stored, repaired, or maintained on any lot in a manner that detracts from the appearance of the subdivision.

8. Easements for Utilities: Reserved for installation and maintenance of utilities, drainage facilities, and sidewalks.

9. No Commercial Activities: Prohibited on any lot, with an exception for temporary construction-related offices and warehouses.

10. No Offensive Activities: No noxious or offensive trade or activity shall be conducted on any lot, nor shall anything be done that may become an annoyance or nuisance to the neighborhood.

11. Underground Utilities: Lot owners must keep areas over underground service lines clear of structures, trees, and other obstructions.

12. Minimum Square Footage: For single-story residences, 1200 square feet of heated living area, not including open porches, carports, or garages.

13. Garages and Carports: Must be attached to the main dwelling and not open to the street, unless equipped with a closing front door.

14. No Temporary Structures as Residences: Temporary structures, basements, tents, shacks, garages, barns, or outbuildings cannot be used as residences.

15. Building Materials and Equipment: Can only be stored on a lot during actual construction.

16. Covenant Duration: The covenants are binding for 25 years from the date of recording and automatically extend for successive 10-year periods unless a majority of lot owners agree to change them.

These restrictions are designed to maintain the residential character, aesthetic appeal, and property values within the Sagefield Subdivision.