

## **Piankatank Shores Property Restrictions**

1. No building shall be erected or maintained on any lot in Piankatank Shores other than a private residence and private garage for the sole use of the owner or occupant, and only one dwelling and one garage may be erected on any one lot in Piankatank Shores, and said lots shall be use for residential purposes only. This is to say that no lot or any part therefor in Piankatank Shores shall be used for commercial, mercantile, or club purposes in any guise or form except those lots designated as commercial on the plat map.
2. No residential building shall be erected or maintained on any lot in Piankatank Shores having a ground floor level of less than 500 square feet excluding porches, and all building exteriors must be of brick, frame or block construction; and wood exterior or block exterior must be painted.
3. The placing of house trailers, regardless of size and facilities, shall be prohibited on any lot in Piankatank Shores.
4. No outside toilet or toilets shall be constructed, erected, or placed on any lot in Piankatank Shores, and all sewage must be disposed of by adequate tank system unless or until municipal sewerage is provided for that purpose.
5. No use shall be made of said lots or any part thereof that will constitute a nuisance or injure the value of the neighbor's lots.
6. No livestock such as hogs, goats, cattle, poultry, and such shall be kept on any lot in Piankatank Shores; only household pets.
7. Any garage erected or maintained must conform in appearance and construction to the residence on such lot.
8. No building shall be erected or maintained on any lot in Piankatank Shores closer than 25 feet front lot line or closer than 5 feet from back or side lot lines.
9. Easements are reserved along and within 5 feet of the rear line, front line, and side lines of all lots in this subdivision for the construction and perpetual maintenance conduits, poles, wires and fixtures for electrical lights, telephone, water mains, sanitary and storm sewers, rode drains, and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to egress from across said premises to employees of said utilities. Said easement to also extend along any owner's side and rear property lines in case of fractional lots.  
It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.
10. The placing of for sale signs on lots in Piankatank Shores shall be prohibited.
11. Mason's Development Corporation will not be held responsible or liable for any accidents or damage to persons or property on any part of Piankatank Shores or roads leading thereto.
12. These conditions and restrictions shall be binding upon all owners of lots in Piankatank Shores, their heirs, and assigns.
13. No house trailers or tents shall be erected on the said lots.