

ANSWERS TO FREQUENTLY ASKED QUESTIONS LITTLE PEARSOL ESTATES

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Home Owners Association Dues to be approximately \$300.00 per year.

House to be a minimum of 1,200 sq. ft. if single storied or 1,600 sq. ft. if two stories. Owners may have a guest/care taker residence subject to P & Z approval. Garage to be constructed within 1 year of construction of the residence. Construction needs to be completed for exterior elements within 1 year of commencement.

Minimum rental period for a residence is 30 days.

Owners and guest may camp, use a camper, motor home or trailer 60 days out of each year, up to 14 days consecutively, with 48 hour period between stays.

Modular or mobile homes, shack, garage, barn or other outbuilding may not be used as a residence either temporarily or permanently except during construction. Nor shall any structure be moved onto any lot from another location without architectural control committee approval.

Trees may be removed to enhance views and to prep construction sites. Removal of dead or diseased trees and prevention of over crowding is permitted. Otherwise, the architectural control committee needs to approve tree removal.

Household pets are ok as long as they are not a nuisance (consistent and/or chronic barking is considered a nuisance).

Large animal (horses, llamas, cattle, sheep, mules) are allowed on any lot for use by the Owner for up to 20 days within a calendar year. Animal enclosures are to meet with architectural control committee.

Snowmobiles, motorcycles, all terrain vehicles and other similar motorized vehicles may not be operated within the subdivision except for direct ingress/egress to Owners property or for property maintenance, upkeep and repair.

Lots cannot be further subdivided.

Samantha Drive is a private road that is privately maintained.

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