All Lots located within StoneRidge Subdivision shall be subject to the following BUILDING RESTRICTIONS:

1. Only single family residential structures, shall be constructed upon any lot within the subdivision. Private passenger car garages shall be attached to the dwelling. No outbuildings or enclosures shall be erected upon any lot, except Lot 1.

2. An owner has the unrestricted right to lease and rent his lot at such time as a dwelling has been constructed thereon.

3. A complete set of plans sufficient to secure a building permit must be reviewed and approved by the Architectural Control Committee (ACC). The ACC shall be comprised of three (3) members. The approval of any two (2) of the three (3) shall be deemed approval of the whole Committee. All actions of the Architectural Control Committee shall be in writing. Failure of ACC to act within thirty (30) days of receipt of the requested documents shall constitute approval of the committee. Plan approval shall be at the sole discretion of ACC. All aspects of required submission shall be given weight in accepting or rejecting a proposed plan.
Plans shall include:
- Front, side and rear elevations,
- Perspective design,
- Data as to size, materials, colors and textures of all exteriors including roof coverings and any fences or walls,
- Grading and landscaping specifications, and
- Any other data, drawings or materials as requested by ACC.

4. A Soil and Erosion permit issued by the Drain Commissioner's Office must be obtained prior to any earth moving activity. All construction shall be completed within one year of commencement of construction, or date of destruction, unless waived in writing by the Association. Exposed foundation in excess of 12 inches shall be covered with a building material which is in harmony with the remainder of the exterior building materials. (Paint is not a building material) Occupancy shall not be granted until the exterior of the structure has been completed.

5. All fences shall be constructed of natural materials and shall be approved by ACC before being erected. There shall be no fences or outbuildings erected on common property.

6. Mailboxes shall be of the design provided by Developer, and constructed and installed at homeowner's expense.

7. A dwelling must have a minimum of 1500 square feet for a one story or split level dwelling (with 1100 square feet on the ground level), and 1800 square feet for a two story . Said computations shall be exclusive of basements, garages, attics, breezeways, porches, and similar areas not normally classified as living areas.

8. Mobile homes, section type homes, trailers, shacks, barns or any temporary buildings of any description are expressly prohibited.

9. No lot shall be maintained as a dumping ground for rubbish, trash garbage or other waste, and the same shall not be kept except in sanitary containers properly concealed from public view and/or provided by the Association.

10. Each lot shall have, as part of final landscaping, a minimum of two (2) street trees in the front yard of the residence. One of said street trees shall be provided by the Developer and planted and maintained by the homeowner. Landscaping and trees must be installed within one (1) year of occupancy. Said landscaping shall completely cover the area between the road and the dwelling, as well as the area of the sideyards and rear yard. Residents shall keep lawns neatly mowed and plants or trees properly trimmed.

11. No animals, except for household pets in reasonable numbers, shall be maintained by an Owner. No animals may be kept or bred for any commercial purpose.

12. No house trailers, commercial vehicles, boat trailers, boats, camping vehicles or vehicles other than automobiles used primarily for general personal transportation may be parked or stored upon subdivision premises. No inoperable vehicles of any type may be stored upon the premises whether temporarily or permanently.

13. No signs or advertising devices of any kind shall be displayed which are visible from the exterior of a dwelling with the exception of "For Sale" signs not more than five (5) square feet advertising the property for sale or rent. No signs of any kind shall be displayed in common areas, with the exception of signs placed by the Developer during the marketing of the subdivision.

14. It is intended that the Board of Directors of the Association may make rules and regulations consistent with these restrictions concerning the use of common elements. Copies of such rules and regulations shall be furnished to all owners.

15. No natural gas or oil drilling, development, refining, quarrying or mining operations or any kind shall be permitted upon or in any lot.

16. TV and communication antennas may be installed or placed only in the interior of any residence. Satellite dishes not exceeding eighteen (18) inches in diameter may be attached to the outside of residential structure.

17. No activity shall be carried on which constitutes a nuisance.

18. If any of the provisions of these restrictions is in conflict with zoning restrictions imposed by Garfield Township, the Garfield Township regulations shall prevail.

19. If any of the above restrictions are invalidated by a Court of competent jurisdiction, all remaining restrictions shall remain in full force and effect.