

Amended and Restated Notice of Restrictions on Real Estate

12/13/2019

1. **Land Use and Building Type:** All lots in said subdivision shall be known, described and used only for single family residential purposes only. "Single family" means and refer to either (a) persons related to each other by blood, marriage and adoption, who are living together under one roof as a single household and sharing household chores, income and expenses, or (b) not more than two (2) adults who are not related to each other by blood, marriage and adoption, and who have a pre-existing personal relationship and who are living together under one roof as a single household (including their common or joint single family members, if any) and sharing household chores, income and expenses. Where title to a lot is held in the name of a corporation, limited liability company, partnership, any other type of business entity or other non-individual owner, including a trust, the entity shall designate in writing one or more individuals who shall be the designated family members to occupy the lot as the principal residence for a period of not less than twelve (12) consecutive months.

No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half (2 ½) stories in height, (basements shall not be considered as a "story") a private enclosed garage for not less than two nor more than three cars, servants quarters, and a storage room or tool room attached to the ground floor of said garage. No garage, servants quarters, tool, or storage room may be constructed separate and apart from the residence dwelling without prior approval of the Board of Directors of Sleepy Hollow First Addition, Home Owners' Association, Inc. Approval will be solely at the discretion of the Board; however, the Board shall not approve any utility shed unless it is constructed so that the same is not visible from any street in the subdivision.