

Village Acres Subdivision Restrictions and Covenants

1. No lots shown on said plan shall be subdivided for purposes of rent, lease, or sale, and no part of any lot less than the whole shall be rented, leased or sold.
2. No trash, ashes, other refuse or junked automobiles shall remain deposited on said premises.
3. No temporary structures shall be permitted to remain on said premises, except as may be necessary during construction.
4. All permanent structures shall be served by off-street parking facilities, on the lot upon which any permanent structure is constructed, with appropriate drainage facilities to protect and prevent damage to all roads and adjoining lots.
5. A lot shall be used for one family residential purposes only, and there shall not be any industrial or commercial use thereof. Notwithstanding the restriction against commercial use, nothing herein shall be construed to prohibit a lot owner from leasing his private dwelling.
6. All structures and vacant property shall be kept in good condition and neat appearance, no sheathing paper or asphalt type sheathing, Tyvek type or insulation board type sheathing shall be used for outside finish on any building erected on the premises. No structure constructed or erected on this lot shall be permitted to fall into a state of disrepair.
7. Each lot shall be used for single family dwellings units only. A dwelling unit is a room or suite of rooms designed and equipped exclusively for use by one family as a habitation and which contains independent living, cooking, sleeping, bathing and sanitary facilities. The term does not include mobile homes. Dwelling units must be a modular or stick built home with a minimum of 1200 square feet of living space on the first floor for a single story home or a minimum of 1600 square feet of living space for a two-story home. Any variance therefrom to be reviewed and approved by the Town.
8. Mobile homes shall not be permitted to be placed on any lot within this subdivision. A mobile home is defined as a structural unit designed for occupancy, which the manufacturer certifies is constructed in compliance with the United States Department of Housing and Urban Development standards, meaning structures transportable in one or more sections, which in the traveling mode is 14 body feet or more in width and are 750 or more square feet, and which are built on a permanent chassis and designed to be used as dwellings, with or without permanent foundations, when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained in the unit.
9. Homes should have foundations protected from frost and should be set below the frost line.
10. Minimum building setbacks from Property Lines:
 - i. Front Yard: 30 feet
 - ii. Side Yard: 15 feet
 - iii. Rear Yard: 15 feet
11. A home must be built on the lot within 24 months of purchase or the Town of Easton reserves the right to purchase the lot back.
12. Final grading of all lots shall not direct additional stormwater to adjoining lots.
13. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that a reasonable number of dogs, cats or other household pets may be kept provided they are not kept, bred, or maintained on a commercial basis. All pets shall be maintained in a quiet and orderly fashion to not disturb other Lot Owners.
14. No noxious or offensive trade or activity shall be permitted on any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
15. The Town of Easton shall enforce covenant violations. If the Town shall prevail in any proceeding at law or in equity, the Town shall be entitled to recover reasonable attorney's fees and court costs, which shall be assessed against the party which is found to be in violation of the covenant(s).