



Holland Ridge will have well-planned and reasonable Deed Restrictions to allow the community to maintain its beauty as well as functionality.

The Holland Ridge Community Association will serve to enhance the neighborhood atmosphere of the community. The Association will also provide a method for upholding the deed restrictions to maintain the community environment, which will help to maintain property values.

Use Restrictions:

- 1) Homesites will be used for single-family residential use with improvements (barn, corral, ect allowed for restricted agricultural use.
- 2) The general intent is that the design of the residential buildings and other improvements will be compatible with a country style of living and any improvements considered to be unconventional or extreme in design will be discouraged.
- 3) Residences will not contain less than 1,800 square feet of living area.
- 4) The HRCA may allow historic ranch or farm houses to be relocated to a homesite if the building meets the minimum square footage requirements and the overall plan for the relocated home is consistent with the theme and motif of the community.
- 5) In addition to the main residence, a homesite may include a guest house or guest quarters located within a barn.
- 6) Raising cattle, livestock, and poultry shall be allowed as permitted in the deed restrictions; however, feedlot or any commercial operations will be prohibited. The number of animals allowed will be based upon the number of acres owned among other factors; these provisions will be similar to other acreage communities.
- 7) Holland Lake and Holland Park is for the use of Holland Ridge property owners and their accompanied guests. Access to the lake and park will be from the reserve around the lake. Non-motorized boats may be used.
- 8) All implements to a homesite must be approved in writing in advance by the HRCA and be in compliance with the Holland Ridge Restrictive Covenants and any other regulations or guide lines established by the HRCA, as well as all governmental agencies.