

DECLARATION OF RESTRICTIONS

ROLLING GREEN, Section 1

1. No structures shall be erected other than a structure that is pertinent to strictly residential property; prior to erection of any building, the builder, drawings and specifications shall be submitted for approval and all side yard and front yard set-backs shall be submitted for approval by the Developers or their nominees. Alterations and changes in design and construction of both completed buildings and those under construction shall require the approval of the Developers, or their nominees, before making said changes or alterations.
2. No more than one dwelling shall be erected on a numbered lot, nor shall any store or commercial structure or any commercial enterprise or public business be conducted on a lot; provided, however, that this restriction shall not exclude the use of the premises by a doctor or dentist to provide professional services.
3. No trailer, basement, tent, shack, garage or any structure of a temporary character erected or maintained on any building lot shall at any time be used as a residence, temporary or permanently.
4. Subdivision of any lot shown on said plat or plats shall not be permitted.
5. Easements for installation and maintenance of public utilities and drainage facilities are reserved over the side and rear five (5) feet of each lot. Within these easements no structure, or planting or other material, shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels and easements. The easement area of each lot and all improvements in or on it shall be maintained continuously by the owner of the lots except for those improvements for which a public authority or utility company is responsible.
6. The premises shall be so used as not to cause any pollution to the streams, running through or near said subdivision.
7. No fence or wall shall be erected, placed or altered on any lot until the style, type and location of the same has been specifically approved by the Developers, or their nominees.
8. Any construction which is started on the premises shall be completed within nine (9) months from the beginning of said construction. Until completion of the dwelling, grass and weeds shall be kept mowed so as not to exceed six (6) inches in height and, if not done, the Developers may cause this to be done as often as necessary and the lot-owner agrees to pay promptly the entire cost of such work.
9. No noxious or offensive trade or activity shall be permitted upon any lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No poultry, cattle, hogs or commercial kennels shall be kept or permitted to be kept, nor shall any poultry or animals be raised, bred or maintained on any lot, except domestic pets, provided they are not kept, bred or maintained for any commercial purpose, and not more than two such animals shall be kept on the premises.
10. A driveway of suitable design shall be constructed on each improved lot and the same shall be constructed of blacktop, macadam, concrete or such other durable hard surface material as shall be expressly approved by the Developers or their nominee.
11. To insure the observance of these restrictions, the Developers, or any owner of any of the lots in said development, shall have the right to prevent any breach thereof by an injunction, and to recover whatever damages may have been suffered from any such breach; and these covenants shall run with the land and shall be kept by all parties owning, occupying, or using said lot, lots or property, and shall be binding upon the heirs, personal representatives, successors and assigns of the respective parties.
12. Invalidation of any one of these covenants by judgement or court order shall in no way affect any of the other provisions which shall remain in full force and effort.

These restrictions are recorded among the Land Records of Harford County in Liber G.R.G. 662, folio 500.