

**DECLARATION AND AGREEMENT ESTABLISHING
COVENANTS RESTRICTING USE OF LAND AND BUILDING
RESTRICTIONS FOR CEDARBROOK SUBDIVISION UNIT TWO**

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, Cedarbrook Development, Inc. has caused an addition in the City of Wamego, Pottawatomie County, Kansas to be platted and as part of such platting, has adopted and does hereby adopt the following restrictions and covenants applicable to all the real property covered in said area described as follows:

**All of Cedarbrook Subdivision, Unit Two in the City of Wamego,
Pottawatomie County, Kansas.**

1. **Restricted Use of Lots.** No structures shall be erected, altered, placed or permitted to remain on any building site subject to this declaration other than one new detached single-family dwelling, for private use, which dwelling shall have a minimum two-car attached garage. A homeowner may purchase an adjacent lot and erect a structure if approved by the Design Committee. No lot shall be split, divided or subdivided for sale, resale, gift, transfer or otherwise.

2. **Landscaping.** All natural surface areas disturbed by construction shall be promptly replanted in ground cover, shrubbery, grass or trees to prevent undue erosion. Vegetable gardens will not be permitted in the front or side yard areas. Living trees naturally existing upon a lot, except to the extent necessary for construction purposes, shall not be cut, trimmed or removed from the properties, except that the Design Committee may approve thinning or trimming. A landscape plan depicting work to be completed within one calendar year of occupancy must be submitted to the Design Committee along with the building plans, specifications, and site plans. All said plans must be approved in writing by the Design Committee prior to construction. Any six (6) inch caliper tree measured at a height of forty-eight (48) inches or more shall not be removed without prior approval of the Design Committee.

3. **Signs or Advertising.** No signs or advertising billboards or other type of advertising criteria shall be placed on any building site used for a period of not more than three (3) consecutive days at any one location within any calendar year. Signs offering property for sale shall be permitted only during the time the property is being offered for sale.

4. **Building Restrictions.** The ground floor finished living area of any residential structure, excluding basement and garage space, will be no less than sixteen hundred (1,600) square feet, except in the case of a two story home, which must have a minimum of twenty-one hundred (2,100) square feet total of finished living area on both levels, the first floor of which shall have a minimum square footage of fifteen hundred (1,500) square feet. All house plans, future additions or modifications, exterior buildings, and exterior house colors must have prior approval from the Design Committee.

