Easements and Restrictions
Quick Reference Guide

BRECKEN RANCH

Easements:

- **Brecken Ranch Road - each tract will have a 60-foot-wide ingress/egress easement along the private road.**
- **Utility Easement - the declarant is reserving for public use any utility easements previously dedicated to CTEC.**

Restrictions:

- **No manufactured home, modular home, pre-manufactured home, industrial built home, trailer home or mobile home allowed. RV's and travel trailers can be lived in only temporarily and not to exceed a period of 12 months.**
- **RV's may be kept on property but must not be visible from neighboring properties or the road.**
- **Bardominiums are allowed.**
- **STR's are allowed.**
- **Noxious or Offensive Activities Prohibited.**
- **No Rubbish, trash or garbage allowed.**
- **Animals - no swine, pigs, hogs, or poultry farms. No commercial feedlots.**
- **No Mining or excavation allowed.**
- **No Sale of Water or Water Rights.**
- **No RV Parks**
- **Setbacks: 50' from front property line and private road, and 20' from north and south neighboring properties.**
- **No more than four structures per 10 acres.**