

**RESTRICTIVE COVENANTS
WESTRIDGE ESTATES**

1. All structures placed within the Westridge Development shall be of new construction.
2. Homes must be built to conventional building standards and anchored to a continuous foundation.
3. Individual single family one-story dwellings shall have a ground floor area of not less than 1,200 sq. ft.
4. Single level twin homes shall have a ground floor area of not less than 1,200 sq. ft. for each unit.
5. Individual single family one and one-half story and two-story dwellings shall have a ground floor area of not less than 896 sq. ft.
6. The total floor area of the structure shall be not less than 1,340 sq. ft. All minimums are exclusive of garages, porches, breezeway and basement.
7. **Buyer shall begin construction and have the home completed within one (1) year from the date of the signed Purchase Agreement.**
8. **If the buyer does not build within one (1) year, any initial infrastructure costs that were forgiven by the City would be assessed over five (5) years.**
9. **No Sale Clause: The buyer cannot sell the lot for profit – owner can sell the lot for what they paid for it. Buyer cannot own property more than once. If the land is sold to another buyer for non-profit, the new owner will have to build within one (1) year from the date of the new Purchase Agreement.**