

RESTRICTIVE COVENANTS

1. NO PARCEL WILL BE SUBDIVIDED INTO PARCELS OF LESS THAN FIVE (5) ACRES PRIOR TO THE YEAR 2025 A.D.
2. NO MORE THAN ONE RESIDENCE TO BE OCCUPIED BY ONE FAMILY AND ITS DOMICILED SERVANTS AND EMPLOYEES WILL BE BUILT ON EACH PARCEL. RESIDENCE IS HEREBY DEFINED AS ONE (1) TO NO MORE THAN THREE (3) DETACHED STRUCTURES. THE ACCESSORY STRUCTURES SHALL NOT BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE MAIN RESIDENCE.
3. THE EXTERIOR OF ALL HOUSES AND OTHER STRUCTURES MUST BE COMPLETED WITHIN ONE (1) YEAR AFTER THE CONSTRUCTION OF SAME SHALL HAVE COMMENCED, EXCEPT WHERE SUCH COMPLETION IS IMPOSSIBLE OR WOULD RESULT IN GREAT HARDSHIP TO THE OWNER OR BUILDER DUE TO STRIKES, FIRES, NATIONAL EMERGENCIES OR NATURAL CALAMITIES.
4. DESIGNS FOR REASONABLE CONFORMITY AND LOCATION OF ALL STRUCTURES, FENCES AND LANDSCAPE FEATURES MUST BE APPROVED IN WRITING BY THE MANAGEMENT COMMITTEE OF WOODLAND HILLS, INC. OR ITS SUCCESSOR BEFORE CONSTRUCTION OF SUCH IS COMMENCED.
IN ADDITION TO ALL APPLICABLE BUILDING CODES, ZONING AND OTHER RESTRICTIONS NOW EXISTING OR HEREAFTER ENACTED, THE PARCEL OWNERS IN WOODLAND HILLS ESTATES WILL CONFORM TO THE FOLLOWING:
 - (A) THE PRINCIPAL RESIDENCE WILL HAVE A MINIMUM OF 2000 SQUARE FEET OF USABLE FLOOR SPACE, EXCLUDING BASEMENTS, GARAGES, PORCHES, STORAGE ROOMS, BREEZE-WAYS AND TERRACES.
 - (B) NO STRUCTURE WILL BE LOCATED CLOSER THAN FIFTY (50) FEET TO ANY PARCEL BOUNDARY EXCEPT BY UNANIMOUS WRITTEN CONSENT OF ADJOINING PARCEL OWNERS AND THE WRITTEN PERMISSION OF THE MANAGEMENT COMMITTEE OF WOODLAND HILLS, INC.
5. MOBILE HOMES, STORAGE SHEDS, PORTABLE CHEMICAL TOILETS, ET CETERA, AS MAY BE NEEDED DURING PERIODS OF CONSTRUCTION MUST BE LOCATED AS APPROVED BY THE MANAGEMENT COMMITTEE OF WOODLAND HILLS, INC. AND MUST BE REMOVED WHEN THE ASSOCIATED CONSTRUCTION WORK IS SUBSTANTIALLY COMPLETE.
6. NO CATTLE, SHEEP, GOATS, POULTRY OR OTHER ANIMALS SHALL BE KEPT ON ANY PARCEL WITHOUT WRITTEN PERMISSION OF THE MANAGEMENT COMMITTEE OF WOODLAND HILLS, INC., WHICH PERMISSION WILL BE LIMITED TO SPECIFIC PERIODS OF TIME. THIS COVENANT SHALL NOT PROHIBIT THE PARCEL OWNERS FROM KEEPING HOUSEHOLD PETS, HORSES, PONIES, ET CETERA.
7. ALL COMMERCIAL OR PROFIT MOTIVATED ACTIVITY IS PROHIBITED, EXCEPTIONS TO THIS COVENANT MUST BE APPROVED IN WRITING BY THE MANAGEMENT COMMITTEE OF WOODLAND HILLS, INC.
8. EACH RESIDENCE MUST HAVE OFF-STREET PARKING FOR ALL VEHICLES OWNED OR USED BY THE OCCUPANTS.
9. ALL FUEL STORAGE TANKS, COAL, COAL BINS AND TRASH AND GARBAGE RECEPTACLES SHALL BE BURIED IN THE GROUND OR PLACED IN AN ENCLOSURE WHICH SCREENS THEM FROM THE PUBLIC AND NEIGHBOR'S VIEW. NO EXPOSED CLOTHES LINES ARE PERMITTED.
10. CONCURRENT WITH THE RECORDING OF THE MAP OF WOODLAND HILLS ESTATES WILL BE RECORDED A DEED OF CONVEYANCE TO WOODLAND HILLS, INC. CONVEYING TITLE TO ALL ROAD RIGHTS OF WAY AS SHOWN ON THE MAP AND CONVEYING PERPETUAL EASEMENTS OVER, UPON, ACROSS AND UNDER EACH PARCEL FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES. THESE EASEMENTS EXPRESSLY INCLUDE THE RIGHT TO CUT ANY TREES, BUSHES OR SHRUBBERY, MAKE ANY GRADINGS OF THE SOIL, OR TO TAKE ANY OTHER SIMILAR ACTION REASONABLE AND NECESSARY TO PROVIDE ECONOMICAL AND SAFE UTILITY INSTALLATION AND TO MAINTAIN REASONABLE STANDARDS OF HEALTH, SAFETY AND APPEARANCE. WOODLAND HILLS, INC. MAY SELL, ASSIGN OR OTHERWISE CONVEY SUCH RIGHTS OF WAY AND EASEMENTS TO ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL ENTITY HAVING JURISDICTION OR TO ANY SUCCESSOR COMPANY OF WOODLAND HILLS, INC., IN WHICH LATTER EVENT, THE SUCCESSOR COMPANY WILL BE BOUND BY THE SAME RESPONSIBILITIES AND OBLIGATIONS TO THE OWNERS OF ALL PARCELS AS IS WOODLAND ESTATES, INC.
11. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF FIFTY (50) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME THEY SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TWENTY-FIVE (25) YEARS, UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR PART OR REMOVING THEM IN THEIR ENTIRETY.
12. INVALIDATION OF ANY ONE OR MORE OF THESE COVENANTS BY JUDGMENT OR COURT SHALL IN NO WAY AFFECT ANY OF THE OTHER COVENANTS OR PROVISIONS HEREIN CONTAINED, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
13. LOT THIRTEEN (13), WOODLAND HILLS ESTATES IS HEREBY EXCEPTED FROM THE ABOVE RESTRICTIVE COVENANTS.