

## RESTRICTIVE COVENANTS

### FOR

### LONG VIEW SUBDIVISION

The real estate herein conveyed by this deed to which these protective covenants are attached to and make a part hereof shall be subject to the following protective covenants, which covenants are to run with the land:

1. No trailers shall be allowed on any lot. However, double-wide mobile homes shall be allowed no older than Model Year 1995 or ten years dated replaced. Also, all tires must be removed and double-wides must be placed on a block foundation and underpinned.
2. No livestock, except for horses or cows, shall be permitted upon these lots, including chickens, all other fowl, pigs and no more than two outside dogs.
3. All lots in said subdivision must be mowed entirely at least one time per year and neatly maintained at all times.
4. Lots Two (2) and Three (3) share a driveway entrance. The lot owners will share equally the cost of maintaining the shared portion at least once a year or as needed. At no time will one owner block any portion of the shared driveway. Refer to subdivision plat.
5. All culverts must be kept open and clear of debris so the water can flow freely at all times.
6. The grantors reserve unto themselves, its successors or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines or to grant easements or rights of way therefore with the right of ingress and egress for the purpose of erection and maintenance on, over or under a strip of land forty (40') feet wide and either side of the aforesaid roadway, property lines and within building restriction lines of any or all lots.
7. All of the tracts in Longview Subdivision shall be used for residential and recreational purposes only.
8. No signs, bill boards or advertising of any nature shall be erected, placed or maintained on any of the tracts within said subdivision, or upon any building erected thereon except directional and information signs of the grantor.

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9. Grantor reserves the right to replat any lot or lots prior to delivery of a deed to the original purchases. Nothing herein shall be construed to prevent the grantor from imposing additional covenants or restrictions on any lot not already conveyed by it.

10. No unsightly vehicles of any type or description may be left, stored or abandoned on said tracts. No trash dumps or accumulation of brush, piles of soil or any other unsightly material shall be permitted upon said lots, except as essential for building or private road construction. Erosion of the soil should be prevented by all reasonable means.

11. If the parties hereto or any of them or their heirs, successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real estate situate in Long View Subdivision to institute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenant either to prevent him or them from so doing or to recover damages for such violation.

12. Invalidation of any one of these covenants by Judgment or Court Order shall in nowise affect any of the other provisions which shall remain in full force and effect.

13. No hunting or discharging of fire arms shall be allowed within 200 yards of any cabin or improvement in Long View Subdivision.

14. No obnoxious or offensive trade or activity shall be carried on upon any tract or right of way and the use of any motorcycle or motor vehicle without proper noise abatement equipment is prohibited within Long View Subdivision.

15. Any garage or out building shall be attractive and consistent with the home appearance.