

## DEED RESTRICTIONS

The intent of these deed restrictions are to protect the property owners, and to protect the natural habitat of the land and wildlife.

1. Only single family dwellings to be constructed on each parcel.
2. There shall be no manufactured homes, modular homes or doublewide homes, or mobile homes.
3. No one-story dwelling shall be erected with less than 1,300 square feet of living space on the ground area above the basement, nor shall any two-story building be erected with less than 800 square feet of livable floor space on the ground floor space above the basement, and shall have a minimum of 1,600 square feet of living space. Breezeways and garages shall not be included in livable floor space.
4. No part of an outbuilding or house shall be located within 100 feet from the center of the private road for ingress and egress.
5. No part of an outbuilding or house shall be erected within 30 feet of the property lines, not including the private road for ingress and egress.
6. Any outbuilding shall be finished in an attractive manner and shall not exceed the size of 40 feet by 60 feet, with a maximum peak height of 19 feet.
7. No animal, livestock or poultry of any kind shall be raised, bred or kept on any parcel, except for household pets.
8. The property cannot be cleared of trees, except for construction of the residence or outbuildings, and for a reasonable size lawn.
9. As the parcels are sold, the owner or owners of each parcel shall be responsible for an equal share of all costs involved in snow plowing, patching, sealing or other repair and maintenance of the road.
10. The owners shall be responsible for any damage to the private road ingress and egress due to any of their construction at the expense of the owner of that parcel.
11. All utilities to be underground.

12. Pleasant View Dr will Be Asphalted By 8-30-00

13. Elect. Aid For By

Seller to West

Property Line upon

Request from Consumers

Elect. Co.

Exhibit "C"