

COVENANT

HENDERSON MEADOWS SUBDIVISION

The real estate to be conveyed shall be subject to the following restrictions, assessments, and conditions:

1. Said real estate shall be known and designated as residential real estate only.
2. Improvements shall be single family dwellings with minimum square footage of 1200 square feet.
3. All construction shall comply with existing County Ordinances.
4. Trailors, mobile homes, shacks, and/or other temporary housing along or in conjunction with any other structures is prohibited on this real estate.
5. No noxious, unlawful, or otherwise offensive activities shall be carried out on this real estate, nor anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
6. Said real estate shall be subject to a separately described road maintenance agreement to maintain the common roadways. Said agreement shall involve initiation and annual fee obligations to each owner.
7. It is understood that any owner choosing to introduce domestic livestock or pets to the property shall also provide appropriate fencing and/or enclosures to confine such animals to the premises of their property.
8. Any fencing done adjacent to the right of ways along the common roads of the subdivision shall be of wooden board, split rail, stone, or other appropriate material with similar esthetic qualities.
9. Individual lot owners shall be responsible for keeping grassy areas of their property trimmed and neat in appearance regardless of whether the lot has been built upon or not.
10. All restrictions, conditions, and covenants contained in this Deed shall run with the land and shall operate for the benefit of and may be enforced by Grantor, or the owners of any lot hereby granted, deriving title from or through the Grantors herein.
11. For future reference, any modification, deletion, or additions to this covenant shall be brought about only through majority consent of property owners and appropriate notification and approval by County Planning Commission.

+ADDENDUM

HENDERSON MEADOWS SUBDIVISION
COVENANTS & RESTRICTIONS

This addendum is to allow for the addition of a 7/12 roof pitch for the main roof system of all residential buildings to the presently recorded covenants and restrictions of Henderson Meadows Subdivision, and will be known as an addition to number of such covenants.

We the undersigned agree to this addendum and acknowledge this addition with our signature:

Charles Wolford

Charles K Wolford Lot #2 - (10/15/95)

Mark Wayt

Mr. Reeder

Wade Reeder Lot #3

Gene Hugar

Mark Tindell

Nelson Roberts

Julia Branham Corp Sec. Glenwood Dev.
Julia Branham
Glenwood Development Corporation
Owner of all remaining lots