

claiming under them until April 1, 1996, at which time said restrictions, protective covenants and conditions shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the lots in said addition, it is agreed to change the same in whole or in part, viz:

(1) No swine or any other noxious or offensive animals shall be kept upon any lot or portions thereof. Pets must be sheltered and areas kept clean at all times.

(2) Every dwelling constructed upon said property shall be provided with sanitary indoor plumbing and no permanent outdoor privies shall be permitted.

(3) No shack, trailer or tent shall ever be used upon any of said property for dwelling or any other permanent purpose, except that trailers belonging to individual owners of said property may be stored upon the said premises, provided that they are not used for dwelling purposes.

(4) No trailer, trailerhouse, mobile home, tent or shack shall ever be used as a dwelling, temporary or permanent, in evasion of these restrictive covenants and conditions. Servant's quarters may be constructed as long as they are not the main dwelling.

(5) No Modular and/or Roll Away and/or Prefabricated Homes will be allowed within this subdivision, unless plans and specifications are approved by the developer.

(6) No dwelling house or other structure shall be moved upon the premises from outside said Addition, except with the express consent of a majority vote of the lot owners, each lot to be allowed one vote.

(7) All restrictive covenants and conditions herein shall apply to future remodeling of buildings and to rebuilding in case of destruction by fire or the elements.

(8) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(9) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than two square feet, one sign of not more than twenty square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

(10) No trash shall be dumped in creeks. Owners are to keep property clean at all times.

(11) No inoperative vehicles shall remain parked on the premises, in streets, or in alleys for longer than thirty (30) days.

(12) No dwelling house or building may be erected within 25 feet of front property line or within 6 feet of each side property line. A building may be erected upon the rear property line. No lot may be subdivided for an additional residence.

(13) No dwelling house shall be constructed upon any lot in this Addition which contains less than 1250 square feet, exclusive of garage or carport, and shall have at least a Masonry front.

(14) The Covenants and Conditions set forth above shall be covenants running with the title to any lot.

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