

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF
THE CROSSROADS OF BROWN COUNTY

Recorded March 39, 1997, Amended December 11, 1997, Excerpt

ARTICLE IV
USE RESTRICTIONS

Section 4. Building and Related Restrictions: Only single family dwellings shall be construct4ed on any of the tracts which are to be created out of the above described Real Estate, and said tracts are subject to the following restrictions, to wit:

- a. Only one dwelling, the total square footage of which shall be at least eleven hundred (1,100) square feet, exclusive of basements, porches, terraces, garages, and accessory buildings, shall be permitted on each lot.
- b. No temporary structures of any kind shall be permitted.
- c. No commercial breeding shall be allowed.
- d. Domestic pets shall not be allowed to become a nuisance to neighbors.
- e. No part of any lot shall be used for dumping or storage of waste, rubbish, trash, or garbage.
- f. No lot shall be used except for residential purposes.
- g. The use of single wide house trailers and single wide mobile homes, alone or in conjunction with any other structures, shall be prohibited.
- h. Manufactured and/or modular homes, as well as site built homes, shall be permitted, provided all other terms hereof are complied with. With respect to modular and/or manufactured homes, Owner's shall be permitted to construct and/or erect on Lots manufactured homes consisting of at least two (2) sections and/or double wide modular homes.
- i. All construction and sanitation provided shall be installed, constructed, and maintained to comply with the laws, ordinances, rules, and regulations of the State Board of Health and/or any other governmental agency.
- j. No sign of any kind shall be displayed to the public view by Owner on any lot except one professional sign of not more than one (1) square foot or one sign of not more than five (5) square feet advertising the property for sale or rent. Declarant reserves the right to utilize signage as Declarant determines in order to advertise and market the tracts.
- k. To the extent practical, all utilities shall be underground.

