

- b. Removing all papers, debris, filth and refuse and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition.
- c. Maintaining the front gate in good condition and state of repair.

7. "Owner Approval" shall mean a majority vote of the Owners at a duly called meeting of the members of the Association, duly called and at which a quorum of the members of the Association shall be present in person or by proxy.

ARTICLE II Restrictions

1. All Tracts shall be used exclusively for single-family residential purposes and the other associated uses permitted hereunder. No abandoned cars or trucks shall be parked or housed outside garages or in carports and parking spaces, except as otherwise provided herein.

2. No professional, business or commercial activity to which the general public is invited shall be conducted on any Tract.

3. All buildings and other structures shall be of new construction. In no event shall any mobile home (double wide or single wide), ~~modular home~~ or existing residences or garages be moved onto any Tract.

4. No guest home or other structure designed to be used a residential structure shall be constructed prior to the construction of the main residential dwelling.

5. The main residential dwelling constructed on any Tract must have a ground floor area of not less than 1500 square feet, exclusive of open or screened porches, terraces, patios, driveways, enclosed swimming pools, carports, and garages. The exterior walls of all residential buildings shall be constructed with rock, stucco or brick veneer for at least 50% of the total exterior wall area.

6. No structure shall be built closer to any perimeter property line of any Tract than one hundred (100) feet. Notwithstanding the foregoing, no structures on any Tract shall be located within two hundred fifty (250) feet from the Road.

7. Declarants may subdivide Tracts I and II into smaller tracts of 20 acres or more each, but thereafter no such tract that is conveyed by either Declarant may be further subdivided.

8. No noxious or offensive activity shall be conducted on any Tract that may be or may become an annoyance or nuisance to other Owners within the Property.

9. No oil well drilling, development, or refining and no mineral quarrying or mining operations of any kind shall be permitted on any Tract.

10. No Tract shall be used or maintained as a dumping ground for rubbish or trash.

11. The raising or keeping of swine or goats on the Property is prohibited. However, up to five (5) pigs or goats shall be permitted for 4-H projects. All cattle, horses or other livestock allowed on the Property under the terms of these Restrictions must be maintained within proper fences, pens, corrals and/or barns. No commercial feeding or feed lot is permitted on any Tract.

ARTICLE III

Assessments

1. All portions of the Road shall be maintained as provided in the Restrictions at the expense of the Association; provided that the Owners, as members of the Association shall pay assessments for, and shall share in, such expenses on a per Tract basis (i.e., divided equally among the Tracts). Each Owner hereby covenants and agrees and shall be deemed to covenant and agree to pay assessments and charges for the improvement, repair and maintenance of the Road and for the administration of the Association as provided hereunder, which assessments may be fixed, established and collected from time to time pursuant to the provisions hereof. The assessments, together with such interest thereon and costs of collection thereof as hereinafter provided, shall be a continuing lien upon the Tract against which each such assessment is made. Each such assessment, together with such interest thereon and costs of collection thereof as hereinafter provided, shall also be the continuing personal obligation of the person or persons who owned the Tract at the time when the assessment fell due. The initial assessment shall be \$300.00 per Tract per annum. A change in such assessment of \$100.00 per Tract shall require Owner Approval. The board shall make a recommendation to the members as to the amount and basis of assessments.

2. All funds collected hereunder shall be expended for the purposes designated herein. The time and place for payment of assessments shall be established by the Board. Any delinquent assessment shall, after thirty (30) days' delinquency, bear interest from original due date at the rate of twelve percent (12%) per annum. In the event of a default or defaults in payment of any assessment or assessments, and in addition to any other remedies herein or by law provided, the Association may enforce each such obligation as follows: