

Exhibit A

DORSEY J B Acres 34.36 and DORSEY J B Acres 12.0



Deed Restrictions

1. This property shall be exclusively for residential purposes, and no part of any of the said tract shall be used for business purposes of any kind nor for any commercial or manufacturing use.
2. Only one, one-family residence shall be erected on this tract of land.
3. No house trailer, mobile home, truck body, basement, tent, shack, garage, barn, or other building or structure shall be used as a residence, temporarily or [sic] permanently. No outside toilet shall be allowed on said acreage.
4. All buildings not presently existing shall be of new material, substantially and safely constructed of wood or masonry and maintained in good repair. All exterior wood shall be stained or painted. In the event the existing home is replaced, any replacement residence must contain at least 1700 s.f. of living area, exclusive of garage and porches.
5. Nothing contained within these restrictions shall prevent the construction of a barn or storage building so long as the material is safely constructed and stained or painted.
6. No building or structure shall be placed nearer than 100 feet from the front property line 25 feet from the side of rear property line.
7. No noxious or offensive activity shall be carried on said acreage, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. No animal or fowl shall be kept or maintained on said acreage except domestic pets and one horse or cow per acre.
9. These restrictions shall be considered as covenants running with this land for a period of fifty (50) years and shall bind purchases and their heirs, executors, administrators and assigns, and if the parties hereto, or any of them or their heirs, successors or assigns shall violate any of the covenants or restrictions contained herein, it shall then be lawful for any other person or persons owning any other adjoining property to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, and either to prevent him or them from so doing or other dues for such violation. Any invalidation of any of these covenants or restrictions by judgment or court order in no way shall affect any other provisions, which shall remain in full force and effect.

Initialed for Identification by Buyer _____ and Seller _____