

PROTECTIVE COVENANTS

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The real estate herein conveyed shall be subject to the following protective covenants, which are covenants running with the land:

1. None of the lots shall be subdivided.
2. All of the tracts shall be used for residential purposes and recreational purposes only. None of the tracts shall be used for any commercial purposes.
3. Premises shall be maintained in a neat and orderly manner at all times. The owner or owners of said tracts shall not engage in any activity not normally associated with residential or recreational occupancy and which may become offensive or a nuisance to the neighbors.
4. No mobile homes of any type shall be allowed upon the real estate herein conveyed.
5. No driveway leading from any of the main subdivision roads may be constructed in such a manner as to impede the function of the road drainage ditches. For any driveway crossing a road drainage ditch, a minimum of 12 inches in diameter culvert must be used in a fashion to insure adequate water flow along drainage ditches.
6. No trucks, buses, old cars or unsightly vehicles of any type or description may be left, stored or abandoned on said tracts. No trash dumps or accumulation of brush, piles of soil or any other unsightly material shall be permitted upon said tracts except as essential for building or private road construction.
7. The purchasers of said real estate shall be responsible for all percolation tests.
8. It shall be the individual and collective responsibility of all the lot owners to maintain the subdivision roads.

The taxes upon said real estate for the calendar year 1987 shall be pro-rated as of date of settlement.