

Restrictions and Protective Covenants

The following restrictions and protective covenants are to run with the land and shall be binding on all parties and all persons claiming under them for as long as the Grantor and/or Grantors' heirs owns any interest in the surface of any tracts contained within the subdivision described hereon, hereinafter referred to as Tract(s).

Enforcement of these restrictions and covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restriction or covenant herein either to restrain violation or to recover damages.

Invalidation of any one of these restrictions or covenants by judgment or court order shall in no way affect any of the other restrictions or covenants which shall remain in full force and effect.

1. No mobile or modular homes shall be permitted.
Permanent structure homes only with a 1500 sq. ft. minimum are allowed on any Tract.
2. No telecommunications facilities, towers, oil and gas industry compressor stations, or the like shall be allowed on any Tract.
3. All Tracts shall be kept neat in appearance. No dumping, garbage, or other refuse shall be permitted thereon.
4. No commercial, or for profit, or charitable, poultry or swine operations shall be allowed on any Tract.
5. No confined animal feed lot operations of any sort shall be allowed on any Tract.
6. If any one or more of the above terms or provisions of these covenants and restrictions shall be held invalid or for any reason is not enforceable, none of the others shall be affected or impaired thereby but shall remain in full force and effect.
7. These covenants and restrictions shall run with and cover the title of the land, as to the buyers, his heirs, successors, and assigns.
8. Enforcement of the covenants and restrictions and provisions herein provided shall be by proceedings in law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain and abate any violation or to recover damages.