

Deed Restrictions

The property is conveyed subject to the following restrictions which shall be covenants running with the land and shall be binding upon Grantee, Grantee's heirs and assigns, for a period of twenty-five (25) years from the date hereof; after which, such restrictions shall be automatically renewed for successive periods of five (5) years each, unless revoked or amended by the current owners of a majority of the said property. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violations or to recover damages.

- 1. Residential dwellings can be a site-built structure or new manufactured home with a minimum of 1,250 square feet of living area. No single-wide manufactured home allowed.**
- 2. No buildings shall be closer than (50) feet from front property line, or closer than (30) feet from a side property line.**
- 3. No commercial business or on-site sales, or business advertising is allowed. No slaughter or processing of animals is permitted on the property. This does not include the raising of Agricultural animals to be taken to market. See paragraph 4 for permissions and limitations.**
- 4. Owners may keep two (2) large animals (horse or cow) per acre and two (2) sheep or goats for grazing purposes per acre. One (1) swine per property will be allowed for student Ag project only. Any half acre will be considered as a full acre for these deed restriction purposes.**
- 5. All dogs shall be contained on the property and shall not be allowed to roam free.**
- 6. Only one main dwelling allowed per tract. An accessory unit, i.e. "mother-in-law suite", detached garage, and garage apartment shall be of same quality and style of construction as the home. Barns, workshops and other outbuildings shall be of new material construction and quality in keeping with the industry standard for new, professionally built outbuildings. No metal shipping containers allowed. No window A/C units shall be permitted in the front windows of the home.**
- 7. No noxious activity is permitted. Excessive discharge of firearms that would create a nuisance is not permitted. No exploding of binary explosive targets (Tannerite). No rubbish or non-working vehicles shall be permitted. No hazardous materials.**
- 8. Fences shall be kept in good and effective condition and must make a "harmonious appearance". No fence shall pose an obstruction to motorist's view of ongoing traffic (intersections or sharp curves) or driveways.**

Buyer

Seller

Buyer

Seller