

Exhibit "A"

Clauses and Covenants" Definitions

1. **Prohibited Activities include:**

- A. Any activity that is otherwise prohibited by this Declaration
- B. Any illegal activity
- C. No noxious or offensive activity shall be carried on or maintained on any portion of the property. No activity that shall be deemed a nuisance to an adjoining neighbor.
- D. No dumping of rubbish, trash, or other waste materials
- E. Any storage of:
 - i. Building materials except during the construction or renovation of a residence or a structure.
 - ii. Vehicles, except vehicles in a garage or structure or operable automobiles on a driveway.
 - iii. Unsightly objects unless completely shielded by a structure.
- F. The drying of clothes in a manner that is visible from any street
- G. The property may not be used as a travel trailer park.
- H. Moving a previously constructed house onto a lot.
- I. Interfering with a drainage pattern or the natural flow of surface water.
- J. Occupying a structure that does not comply with the construction standards of a residence.
- K. No pig farms, commercial feed lots, commercial livestock or pet activity are allowed, other than a child's 4H or FFA project.
- L. No business that would be an annoyance or nuisance to the neighborhood.
- M. No signs or advertising of business on Residential lots
- N. No cesspools and no drainage of sewage waste

2. **Construction and Maintenance Standards**

- A. Lots
 - i. Consolidation of lots: An owner of adjoining lots may consolidate those lots into one site for the construction of a residence.
 - ii. Property prohibited: No lot may be further subdivided.
 - iii. Easements: No easement in a lot may be granted.
 - iv. Maintenance: Each owner must keep the lot, all landscaping, the residence, and structures in a neat, well-maintained, and attractive condition.

3. **Residences and Structures**

- A. Aesthetic Compatibility: All residences, structures, and landscaping must be aesthetically compatible with the property.
- B. Damaged or destroyed residences and structures: Any residence or structure that is damaged must be repaired within 120 days and the lot restored to a clean, orderly, and attractive condition. Any residence or structure that is damaged to the extent that repairs are not practicable must be demolished and removed within 180 days and the lot restored to a clean and attractive condition.
- C. Temporary residences: No camps, tents, shacks, travel trailers, motor homes or any structure of temporary nature may be used as a permanent residence.
- D. Property lines: No residence, building, barn, garage or other outbuilding shall be located nearer than one hundred (100) feet to the front property line and twenty (20) feet to any side and rear property line.

Buyer

Date

Buyer

Date