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GRANT County 01:06:21 PM
Instrument No 2017000170
Date Recorded 01/17/2017
Document Type DE
Pages Recorded 3
Book-Page 277-52
Recording Fee \$11.00
Transfer Tax \$211.20
Additional \$25.00

RESTRICTIONS AND COVENANTS
KINGS ACRES

This conveyance shall be made subject to the following restrictive covenants which covenants are to run with the land.

1. The grantors reserve unto themselves, their successors and assigns, and further grant to the grantees herein, the right to use in common a right-of-way 40 feet in width which right-of-way is shown on a map or plat. Said right-of-way may be used by said grantors for the construction of all utility lines deemed necessary by the grantors. The right-of-way will be maintained by the grantee herein to the extent that it crosses or adjoins the property conveyed by this deed.
2. Any house trailers or mobile homes situate on said lots shall be not less than 50 feet in length and shall be properly underpinned and skirted when placed upon said lots.
3. No livestock or poultry may be kept or raised on said lots, except household pets which shall be confined to the lot of the owner.
4. Any other buildings constructed in conjunction with the house, or mobile home, situate on said lot shall be constructed in conformative and in general appearance with the exterior of the house, or mobile home situate on said lot.
5. No all terrain vehicles shall be operated on this property between the hours of 6:00 p.m. and 6:00 a.m.
6. No hazardous materials shall be stored, stockpiled or in anyway be transported on any lot or road within "Kings Acres" subdivision.
7. No unlicensed vehicles, or disabled vehicles shall be allowed to be stored on any lot or roadway within "Kings Acres" subdivision.
8. Invalidation of any one of these covenants by judgement or Court Order, shall in no way affect any of the validity other provisions which shall remain in full force and effect.
9. Said lot shall be kept free of accumulation of brush, trash and weeds and in the event the owner of said land allows such an accumulation, the Grantor shall be privileged on thirty (30) days written notice to the owner to enter upon said land and clear away such accumulation and recover cost of doing so from owner.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood. No lot shall be used or maintained as a dumping ground for rubbish.
11. It is understood that the restrictive covenants herein enumerated shall apply only and be applicable only to the property herein conveyed, that they shall not be construed as to prevent the grantors from placing such further and additional restrictions on the residue of the real estate, nor shall it require them to place any restrictions or covenants upon the residue of the real estate; and that in all respects this covenant and the covenants herein before enumerated shall be considered as running with the land and the grantees understand and agree to this provision and condition.