

RESTRICTIONS, COVENANTS AND CONDITIONS
FOR DOSS RANCH

In order to carry out a general plan of development and preserve the character and natural beauty of this land, this conveyance is subject to the covenants hereby made by Grantor, and made and accepted subject to the restrictions and conditions upon the premises as follows:

1. That these covenants are to run with the land and shall be binding on the Grantee and all persons claiming under Grantee until January 1, 1996, at which time said covenants shall be automatically extended for successive periods of ten years, unless a vote of the owners of the majority of the land in this unrecorded subdivision known as Doss Ranch, it is agreed to change said covenants in whole or in part.
2. That the above described property herein conveyed shall not be used for commercial hunting, nor business purposes, nor have any commercial or manufacturing purpose.
3. That no automobile, truck, trailer, or other vehicle shall be abandoned on this property nor shall there be any dumping or placing of unsightly objects of any kind on the property.
4. That any sewerage disposal system constructed shall be built in full compliance with regulations and specifications of governmental units having jurisdiction in such matters.
5. That no disposal of any kind shall be allowed that would pollute any stream or body of water or which would be unsightly, offensive, or otherwise adversely affect the natural beauty and value of the property.
6. That no swine shall ever be permitted to be kept on said property.
7. Since road maintenance in this subdivision is of importance to all property owners, GRANTEE hereby authorizes GRANTOR to maintain such roads for the common good and to charge each property owner a fee of \$3.00 per acre per year. Such charge shall not be more than \$100.00 per tract per year, unless at any time after the present date, it is required for any reason that the roads must be maintained or improved to a greater degree than at present. GRANTEE agrees that the cost of such maintenance, or improvements shall be the immediate obligation of the then property owners of the subdivision on a pro rata acreage-owned basis. Such charge shall be made by direct billing to the property owner. It is understood and agreed that this road maintenance charge (if not paid within 60 days of billing date) shall become a bona fide lien against the above described property.

Such covenants, restrictions and conditions are to be binding upon and be observed by the said Grantee herein, as well as Grantee's heirs and assigns, and to run in favor of and be enforceable by injunction and any other remedy provided by law, all of which remedies are to be cumulative, by Grantor, or Grantor's designees in writing.

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