

The Grantors also hereby reserve for themselves, their heirs and assigns the use of the shale pit which is located on said conveyed real estate for use on ingress and egress roads of the development property.

The foregoing conveyance is subject to the following restrictive covenants:

1. Subject property is restricted to residential and recreational use.
2. The subject parcel conveyed herein may be resubdivided by the owner upon compliance with the Mineral County Commission Ordinance, so long as the size of any resulting lot, parcel or residue thereof is not less than three (3) acres in size.
3. No old mobile homes, trucks, buses, unsightly vehicles or equipment of any type or description may be left, stored or abandoned on said parcel.
4. No building of a temporary nature shall be erected, placed or maintained on said parcel, except those customarily used in connection with building operations, and in such case, for a period not to exceed six (6) months. However, nothing shall be construed to prevent the owner from erecting tents or temporary camping trailers on said parcel, providing they are not considered by the Grantors to be an eye-sore, detrimental to property values, or a permanent fixture.
5. No noxious or offensive activity shall be carried on upon the subject property, or within the right of way area, and the use of any motorcycles or motor vehicles without proper noise abatement equipment is absolutely prohibited.