

## E X H I B I T A

### PROTECTIVE COVENANTS

- 1.) The following protective covenants are covenants running with the land and shall continue in full force and effect until January 01, 2090 (through injunction or otherwise) by any owner acquiring any part of the Daft Farms Family Limited Partnership land tracts 1-22 Vinton County, Ohio.
- 2.) Electric easements cannot be restricted or denied by any landowner to adjoining tracts but shall be beneficial and respectful to all parties on the above-described property.
- 3.) No single wide or double wide mobile home shall be placed on the above-described property
- 4.) No inoperative or unlicensed vehicles may be placed on said lot. No accumulation of discarded personal effects, debris, waste, garbage or any unsightly objects or matter will be permitted on any lot.
- 5.) No noxious or offensive activity shall be carried on upon any lot.
- 6.) No lot shall be used or maintained as a dumping ground for trash, debris, or other unsightly materials.
- 7.) Before occupancy of any home, a sewage disposal system shall be installed in conformity with the minimum standards required by the Vinton County Board of Health.
- 8.) No commercial swine or fowl shall be permitted on the above subject property. Larger domestic farm animals (including but not limited to horses, cattle, sheep, goats, and llamas) are permitted. The pasture shall not be over grazed but shall be healthy and thick, and weeds shall be controlled. Noise and odors from any animal shall be controlled so that neither shall be offensive to adjoining neighbors.
- 9.) In no case shall any commercial K-9 kennel boarding or breeding operations be allowed, nor the breeding, boarding and raising of K-9 animals as a commercial operation.
- 10.) No incomplete or junk type structures shall be permitted on the property. No temporary house, shack, tent, camper, school bus, or recreational vehicles shall be used as a permanent dwelling; however, camping, with customary structures or vehicles, is permitted on any tract. These structures can have less than 700 square feet including site-built cabins that are used for camping.
- 11.) Any full-time residence erected on said lots shall be at least 700 square feet of indoor heated area (excluding basement and garage) and shall have a finished siding such as rustic wood, frame, brick veneer, press board, or contemporary siding.
- 12.) Invalidity of any of these covenants by judgment of court order shall, in no way affect any of the other provisions, which shall remain in full force and effect.
- 13.) Nothing contained herein shall be construed as creating any obligation on the part of Daft Farms Family Limited Partnership to enforce these Protective Covenants.
- 14.) The purchasers of this farm, for themselves, their heirs and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants.