

Reservations from Conveyance: None

Restrictive Covenants: Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (1) the Restrictions touch and concern the Property; (2) privity of estate exists by reason of the ownership of the Property; (3) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (4) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee, and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

1. Exterior Material: Not less than seventy-five - (75%) of the area of the exterior walls must be covered with brick, masonry (masonry is not to be construed as including unpainted concrete block or common clay tile), Austin Stone, or ~~similar material~~.  
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2. Size of Dwellings: The minimum enclosed floor area, exclusive of garages, porches, and servant quarters, permitted within this subdivision for detached single family dwellings, shall be eighteen hundred (1,800) square feet.
3. Other Buildings: All Barn/Outer Buildings must have same roof as house. No house trailer, mobile home, modular home, truck body, basement, tent, shack, shall at any time be used as a residence. have like and style design of house  
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4. Animals: No swine or pig of any kind shall be kept, bred or maintained for any commercial purposes on the property.
5. Any commercial or professional activity except reasonable home office is prohibited.
6. Subdividing is not allowed.
7. 150' setback line on the northeast and East side of the property