

## RESTRICTIVE COVENANTS

1. The following setback guidelines shall apply to all property improvements: 950 feet maximum setback line from the road frontage property line and 100 feet minimum setback line from the property lines bordering adjacent property boundaries.
2. Minimum square footage of the main home shall be 1800 square feet excluding porches and garages. Minimum roof pitch on all buildings shall be 5/12 pitch. Main home shall be 60% brick, brick veneer, stone, stone veneer, or other siding of concrete nature. Any accessory unit and/or guest quarters shall be a maximum of 750 square feet. One shop building allowed and must be powder coated or painted and maintained free from rust. All building/construction materials will be new or like new and of a permanent type. All buildings or structures must be completed within one year (12 months) of commencement.
3. No more than one family residence.
4. No subdividing of property will be permitted.
5. No mobile homes, prefabricated homes, manufactured homes, trailer houses, modular homes permitted.
6. No structure of temporary character is permitted as a residence at any time including, but not limited to the following: Recreational vehicles, travel trailers, fifth wheels, campers, motor homes, buses, outbuildings, or tents.
7. Outside toilet facilities are not permitted. Sewage disposal systems must be approved by the state and/or local departments of health and shall be maintained at all times in accordance with state and county sanitary laws. All plumbing and drains must be connected with watertight septic tanks of approved construction.
8. Used or old buildings are not permitted.
9. No business or any type of commercial enterprise open to the public will be allowed on the property that would cause excessive personal vehicle traffic and/or large commercial equipment and/or transportation.
10. Trash, Hazardous Materials and Junk Cars and/or Junkyards will not be permitted.
11. No parcel of land to be used as a landfill and/or dumping ground. All trash must be properly disposed.
12. Hazardous materials – no storage of chemicals, tires or hazardous materials.
13. Junk Cars and/or Junkyards – no unlicensed or unregistered vehicles permitted. No junkyards, auto wrecking, wrecking yard, inoperable, junk or abandoned cars. All automobiles shall be in running condition with inflated tires.



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14. No noxious or offensive trade or activity will be permitted; nor will anything be done on the property which is an annoyance, nuisance or danger to others: In example: no mud bogs, no motor cross tracks, no ATV tracks, no sand pits, no gun ranges, no rodeos or no obnoxious odors.
15. All animals on this property shall be maintained and cared for by the property owner. Household pets are permitted. Outside dogs shall be contained in their fenced areas.
16. No dog kennels, game chickens, commercial raised poultry and/or commercial pet breeding businesses permitted.
17. No swine or goats permitted.
18. Livestock includes cows, horses, donkeys, sheep and chickens are permitted. However, no more than one (1) large animal may be kept on the property per every one and one-half (1 ½) acre of land.

These covenants are hereby declared to be covenants running with the land and shall be binding upon the Grantee and/or their heirs, executors, administrators, successors and assigns for fifty (50) years. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein it shall be lawful for Grantor or any person or persons owning any tract of land and abutting the real estate described above to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restrictions and/or covenants either to restrain violation or to recover damages. Invalidity of any one of these covenants by judgment or court order shall be in no wise effect of any of the other provisions which shall remain in full force or effect.

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Buyer

Seller

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Buyer

Seller