



EXHIBIT "A"

THE CEDARS PRELIMINARY DEED RESTRICTIONS

- A. All structures on property shall be completed within eight (8) months after construction has commenced.
- B. All single family dwellings shall be constructed of conventional design, constructed of new materials with a minimum of 2,200 square feet of finished heated and air-conditioned living space, exclusive of porches (open or covered), decks, garages. Garages must be large enough to accommodate two conventional size automobiles.
- C. All barns, sheds and shops will be designed in keeping with and to complement homes, and located at least 15 feet from adjacent tracts.
 - D. No mobile homes, with or without tongue and/or wheels attached shall be parked or placed on any lot or used as a residence, either temporary or permanent, and motor homes, travel trailers or recreational vehicles shall be screened from adjoining property or from public or private thoroughfares at all times.
 - E. Commercial vehicles such as tractor trailers shall not be parked on said property and vehicles shall be limited to personal vehicles and those vehicles commonly associated with farm and/or ranch operations. No public or private motorcycle or 4 wheel race tracks are allowed on property.
 - F. No commercial enterprises may be run from property unless the agricultural related such as cattle, horses, hay, etc.
 - G. No swine and/or goats, gamecocks or any large birds i.e. ostrich, emu, etc. shall ever be kept on property. Large animals should be a limit of 1 per acre.
 - H. No animal shall be allowed to run at large, and animals which are permitted hereunder shall be kept within enclosed areas which must be clean, sanitary, and reasonable free of refuse, insects, and waste at all times. No more than 4 dogs shall be kept on property at one time.
 - I. To protect adjacent property owners, their families and livestock, aggressive pets, i.e., dogs, etc., will be restrained from encroachment on neighboring properties by appropriate fencing.
 - J. There shall be no interference with the established drainage patterns over any of the property.
 - K. No rubbish or debris of any kind shall be permitted to accumulate upon the property, and no odors shall be permitted to arise there from so as to render the property or any portion thereof unsanitary, unsightly, offensive, or detrimental to any other property or to its occupants.
 - L. Each owner shall keep all shrubs, trees, grass, and plantings of every kind on such owner's property cultivated, pruned, free of trash, and other unsightly material.
 - M. All improvements shall at all times be kept in good condition and repair and adequately painted or otherwise maintained by the owner of such property.
 - N. All structures are subject to architectural approval by the Architectural Control Committee prior to construction. The Architectural Control Committee is comprised of the Developer until such time as all tracts are sold. At that time, it will be the option of the property owners to form a Property Owners Association (POA) and Architectural Control Committee.
 - O. Perimeter fencing shall be pipe and cable, vinyl, wrought iron, wood and/or woven wire. No fence can obstruct view of home in front.

P. Setbacks are to be at least thirty (30) feet on the front, thirty (30) feet on the back and fifteen (15) feet on each side.

Q. No lot shall be re-subdivided into smaller sizes for a period of 20 years.