

1. Property shall be used for residential use only. No business or commercial enterprise shall be permitted, provided, however, this restriction shall not be deemed to prohibit: (i) any resident from maintaining a private office within the dwelling house of such residence for the private use of such resident.
2. Property shall not be subdivided into Tracts of less than two (2) acres.
3. Property may only contain one (1) primary residential dwelling per any such two (2) acres. Any newly constructed residential dwelling upon the Property must contain a minimum of One Thousand Eight Hundred (1,800) square feet of enclosed living area. No relocated, prefabricated, manufactured or mobile home or metal homes shall be permitted upon the Property. Further, the exterior surfaces of any such newly constructed residential dwelling shall be constructed using a minimum of seventy five percent (75%) (Excluding doors, roofs, and windows) stone, brick, stucco, concrete plank or a combination thereof.
4. At no time shall a structure of temporary nature, trailer, shack, or similar structure be occupied, unless approved for the owners' temporary living during the building phase of the primary residential structure.
5. No junkyard, wrecking yard or collection of inoperable vehicles or machinery shall be permitted on the Property.
6. All outbuildings shall be constructed with material compatible with the main residence and must be fifty (50) percent masonry, except for shops which can be constructed of neutral colored sheet metal. All outbuildings, regardless of material used, must be trimmed out and painted. Such outbuildings shall not extend forward on the tract beyond the rear of the residence. Residence

must always be between the road and outbuildings, except for a well house, which may extend forward beyond the rear of the residence, if it is to be used as a well house only. The well house must be constructed of like materials of the primary residence. Maximum shop size is 3000 sq feet.

7. Any fence placed on said property shall be of masonry, pipe/top rail, metal posts with no climb wire, brick, wood (no stockade), or rock, and shall be maintained in attractive and serviceable condition. No chain link fencing shall be allowed.
8. Driveways/Culverts. All driveway culverts shall be installed by the property owner and in accordance with the policies of Wise County and shall be of sufficient size to pass the 10year storm. All driveway entrance culverts must be at least twenty (20) feet in length. The driveway above a culvert should be constructed such that the driveway is at least six (6) inches below the outside edge of the main roadway, or as the appropriate precinct county commissioner shall determine. All driveways must be constructed of asphalt or concrete and must extend from the county road to a concrete pad at least twenty (20) feet in length and at least as wide as the garage door adjacent to the garage.
9. All sidewalks must be constructed of concrete. Within ninety (90) days after completion of residence, Owner shall install and shall thereafter maintain the landscaping on his or her Lot in a neat and attractive condition, including all necessary landscaping and gardening, sodding and/or seeding of yards. All landscaping shall require a minimum of solid cover of grass in front and side yards.
10. No commercial motor vehicles, commercial equipment, inoperable vehicles, or motor vehicles without current license plates shall be kept on the property, unless the same is kept within a completely enclosed barn or garage. Horse and stock trailers are permitted but must be parked behind the front line of the residence.

11. Storage of trailers, campers, mobile homes, recreation vehicles, boats and water crafts, tractors, and equipment shall be stored to the rear of the primary residential dwelling, or within a garage / secondary structure.

No commercial tractor trailers or similar type equipment shall be permitted to be parked or maintained on any of the Tracts, except those used by a builder on the property during construction.

12. Garages. Only side or rear access garages will be permitted when attached to the residence.

13. NO Livestock shall be allowed. This is to include but not limited to horses, cattle, goats, sheep, mules, donkeys, honeybees, hogs, poultry, and or dog kennel or other manner of business for the commercial raising, maintaining or selling of animals shall not be permitted upon the Property. However, this restriction shall not be deemed to prohibit the keeping of pets.