

**COVENANTS, CONDITIONS AND RESTRICTIONS
RELATING TO THE DEVELOPMENT AND USE OF THE PROPERTY
OUT OF A0141 BBB & CRR, TRACT 1-7, ACRES 53.21**

For purposes of these Covenants, Conditions and Restrictions, the Property shall be considered as follows:

Grantor does hereby acknowledge, declare and adopt the following restrictions, conditions and covenants (collectively, "Restrictions"). The Restrictions are set forth and hereby impressed on the Property and shall run with the land until December, 31st, 2041

1. The Property is to be used as recreational and/or residential property. Residences shall contain a minimum of 1,600 square feet of air conditioned and heated area. Manufactured or modular homes of any type are not allowed. Recreational vehicles and campers may be used for weekend camping or up to 180 days during construction. All commercial vehicles, trailers, farm equipment, boats, recreational vehicles, campers, ATVs, UTVs and non-running vehicles must be in a garage or screened from view.
2. No manufactured home parks or mobile home parks are permitted to be developed on the Property. The minimum slab elevation for any residence building shall be the minimum ground floor elevation requirement for compliance with F.E.M.A. Guidelines, or 18 inches above the base flood elevation as determined by F.E.M.A., whichever is more stringent. All buildings must be maintained in good appearance at all times.
3. No used existing building or structure of any kind and no part of a used existing building or structure shall be moved onto, placed on, or permitted to remain on any portion of the Property for the purpose of storing said structure and/or unless said structure complies with other matters herein and is kept in a neat orderly fashion. No tent, shack, garage, barn or other outbuildings of any character shall be placed or erected on the Property to be used as temporary or permanent residence nor shall any residence of a temporary character be permitted. All new construction must be of new material and no tar paper type roof or siding materials will be used on any structure. The exterior of any wooden building must be painted or stained. All buildings and structures shall be completely under skirted with no piers or pilings exposed to view. All septic and drainage improvements must be approved by any applicable county, state and/or federal authority.

4. No building or structure other than a fence shall be located nearer to the front Property line than two hundred (100) feet or nearer to the side Property line than fifty (25) feet or nearer to the rear Property line than fifty (25) feet.

5. Animals, livestock and poultry are allowed provided that no government regulations are violated: (a) dogs, cats or other household pets may be kept, provided that they do not become an annoyance or a nuisance to neighbors and remain on landowner's property; (b) no poultry and/or swine may be raised, bred, or kept for commercial purposes. Any livestock pens must be no closer to any front, side or rear Property line than one hundred fifty (50) feet, and provided that they do not become an annoyance or nuisance to neighbors; (c) other livestock, including sheep may be kept, if area is kept clean and attractive. Maximum number of animals and poultry combined, of all types, one large animal unit per acre.

6. The Property shall not be subdivided into less than 13 acre tracts and no more than two residences are allowed on the Property.

7. No outside toilet or privy shall be erected or maintained on any Property. A septic tank system or other private sewage facility may be constructed and must comply with the county regulations. This provision does not apply to "porta-can" temporary toilets on the Property so long as such "porta-can" does not remain on the property longer than fifteen (15) days after any construction project is completed or five (5) days after any special event is concluded.

8. Any residential building, residential structure, or residential improvement commenced upon any Property shall be completed as to the exterior finish and appearance within twelve (12) months from the commencement date.

9. No portion of the Property shall be used as a dumping ground for rubbish or trash or any hazardous materials or waste, nor for storage of items or materials (except during construction of a building) and all Properties shall be clean and kept free of any boxes rubbish, trash, tall grass or other debris.

10. No commercial, skeet, trap or rifle range operation involving discharging of firearms is allowed. Firearms and archery use must adhere to state laws.

11. A guest house may be built provided, (a) it has at least 1,000 square feet of heated and air conditioned area b) the owner(s) own at least 13 acres of contiguous property, and (c) the owner(s) have a permanent residence on these 13 or more acres, and (d) the guest house complies with all other provisions of these Covenants, Conditions and Restrictions for residences.

12. At-home businesses are allowed as long as they will not create heavy traffic, excessive noise, unsightly views or foul odors.

13. All tracts must be maintained and kept attractive. Mowing or baling of hay must be done as needed to maintain hay fields and lawns must be kept in a quality condition.

14. Invalidation of any one or more of the Restrictions by judgment of any court shall in no way affect any of the other Restrictions and provisions herein contained, which shall remain in full force and effect.

Dan Agan
dotloop verified
04/16/21 2:00 PM CDT
WWMQ-U0X4-DVUC-WWG3

Seller

04/16/2021

Date

Buyer

Date