

**COVENANTS, CONDITIONS AND RESTRICTIONS RELATING TO THE
DEVELOPMENT AND USE OF THE PROPERTY
OUT OF A0171 JW DARWIN, TRACT 6, ACRES 171.19**

The purpose of these Covenants, Conditions and Restrictions, is to keep the Property clean and to protect property values by maintaining a beautiful, peaceful environment. For purposes of these Covenants, Conditions and Restrictions, the Property shall be considered as follows:

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. 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. Guest cottages and/or living quarters inside barns are allowed. Barndominiums are allowed.
2. No manufactured home parks or mobile home parks are permitted to be developed on the Property.
3. All septic and drainage improvements must be approved by any applicable county, state and/or federal authority. Temporary bathrooms shall 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.
4. No building or structure should be placed or built on any tract nearer than 30 feet from County Road 302, or nearer than 20 feet to any other lot line.
5. Animals, livestock, and poultry are allowed provided that no government regulations are violated: 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 150 feet, and kept clean, sanitary, and reasonably free of refuse and waste. No animals shall be allowed to make an unreasonable amount of noise or to become a nuisance. No animal shall be maintained, kept, cared for or boarded for hire or remuneration on the Property and no kennels for boarding or operation shall be allowed.
6. The Property shall not be subdivided into less than 10-acre tracts.
7. 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.
8. 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).

9. No commercial, skeet, trap or rifle range operation involving discharging of firearms is allowed.
10. At-home businesses are allowed as long as they will not create heavy traffic, excessive noise, unsightly views, or foul odors.
11. 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.

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 July 31, 2041. These covenants may be amended or removed at any time provided that 100% of the property owners agree and the amendment is filed and recorded with the county.


8/20/2021 6:48:13 PM GMT

Seller

08/20/2021

Date


8/20/2021 7:58:10 PM GMT

Seller

08/20/2021

Date

Buyer

Date

Buyer

Date