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EXHIBIT "A"
RESTRICTIVE COVENANTS

The property hereby conveyed will be subject to the following restrictions which are to be deemed covenants running with the land:

1. The primary use of the property shall be for single family residence. Each residence shall be erected on a slab or concrete piers and shall contain a minimum of 1800 square feet of living area, excluding garages and porches. All structures must be of a permanent type, constructed of brick, wood, logs, hardi-type board, vinyl siding, or aluminum siding or comparable materials. Mobile homes, modular homes, house trailers, and semi-permanent buildings are not allowed.
2. When any improvements are erected on the property, the owner must at the same time construct a sanitary septic tank of approved character to provide sewage for same, and a concrete driveway of a 12 foot minimum width from the culvert to the garage. All construction of any type must be completed within twelve (12) months from commencement.
3. The property is restricted against any commercial business or industrial activity excluding farming. Owner shall not operate a business, junkyard, feedlot, kennels, garbage dump, or store any inoperative or unlicensed vehicles or equipment on the property or use the property in any way that adversely affects the value of or the appearance of the property.
4. Owner will be allowed to keep horses, cattle, chickens, non-commercial use hogs, goats or other livestock and domestic animals for their own pleasure or use, as long as the keeping of such livestock and animals does not become a nuisance to the neighbors.
5. The above restrictions will not prevent any municipal authority or utility company upon easements and rights-of-way for the purpose of construction, maintaining, and repairing a system or systems, of light, electric power, telephone, gas, or any other utilities.