

ARTICLE I
RESTRICTIONS

1. The Property is to be used for single family residential purposes.
2. Upon start of construction, the exterior of any home must be completed within twelve (12) months from the slab being poured and built to applicable building & windstorm/flood codes.
3. Mobile homes are prohibited on the Property.
4. Before a residence is constructed, travel trailers and RV's may be temporarily stored on the Property but shall not be used as a permanent residence. After a residence is constructed, all boats, travel trailers and RV's must be stored behind the residence or in a garage.
5. No junk cars, abandoned cars or scrap, trash, landscaping trimmings or other debris may be placed on the Property.
6. No pigs or peacocks will be permitted on the Property.
7. No portion of the Property can be divided into smaller tracts.
8. No signs for advertising, or billboards, may be placed on the Property except for one professionally made "for sale" sign.
9. No activity whether for profit or not, shall be conducted on the Property which is not related to the occupation of the Property for single family residential purposes, unless said activity meets the following criteria: (a) no exterior sign of the activity is present, (b) no additional traffic is created as a result of the activity, and (c) no toxic substances are stored on the Property. Nothing herein shall prohibit the use of home offices in compliance with the preceding subsections (a), (b) and (c). This restriction is waived regarding the customary sales activities required to sell homes in the Subdivision. No activity which constitutes a nuisance or annoyance shall occur on the Property.
10. No Mineral development by means of mining or drilling other than on existing sites by mineral Lessee.
11. Each tract of land sold from the Property shall be subject to utility easements measuring fifty feet (50') in width across the front along County Road 721 and one hundred feet (100') across the front along County Road 720; and twenty-five feet (25') across the rear of each tract and fifteen feet (15') which is reserved along the sides of each tract. Additional easements as shown on the plat include: Gas pipelines exist on #'s 5, 6, 7, 8, and 10; Gas well sites exist on #'s 6, 7, 8, 10 and 11; Access easements exist on 7, 8, 9, 10, and 11. The utility companies have the right to access lots to install and maintain utilities and access to the easements. No utilities will be located outside the easements. The utility easements shall be used for the construction, maintenance and repair of utilities, including but not limited to, electrical systems, telephone, cable, water, gas and any other utilities which the Developer or utility providers may install for the benefit of an owner of a tract of land in the Subdivision. Notwithstanding the foregoing, the Developer has no obligation to provide utilities and all such utilities shall be provided by the local utility companies in accordance with the policies of such utility companies. All utility easements may also be used for the construction of drainage facilities to provide for improved surface drainage of the Property. The Developer reserves the right to grant specific utility easements without the joinder of any owner of a tract of land in the Subdivision to public utility providers within the boundaries of any of the easements herein reserved. Any utility company serving the Property shall have the right to enter upon any utility easement for the purpose of installing, repairing, and maintaining their respective facilities. Neither Developer nor any utility company, political subdivision or other authorized entity using the easements herein reserved shall be liable for any damages done by them or their assigns, agents or employees to fences, shrubbery, trees and lawns or any other property of an owner of a tract of land in the Subdivision located within the easements.