

“Exhibit A”

Deed Restrictions to be attached to the deed:

This conveyance is subject to the following restrictions and covenants which are hereby declared to be covenants running with the land and shall be fully binding upon Grantees, their heirs and assigns and any person be the acceptance of title to such property shall thereby agree and convey to abide by and fully perform the same. Such property shall be used for residential purposes only.

1. Only one single family residence allowed per tract. New model double wide mobile homes only with a minimum of 1,200 square feet. Mobile homes must be skirted within 60 days of home being placed on the property. No single wide mobile homes.
2. No RV or trailer can be used as a residence.
3. No junk vehicles or abandoned vehicles or vehicles not in running condition can be stored on the property at any time.
4. The property shall not be used or maintained as a dumping ground for rubbish. No illegal dumping of any kind will be allowed on the property. No excess trash will be accumulated on the property. This means trash, garbage, lumber, or any other waste or materials cannot be piled up and left on premises.
5. No loud music, obnoxious, offensive, unlawful, or immoral conduct shall be made on the property.
6. No hogs, goats, or other livestock animals generally considered to be undesirable in a residential subdivision shall be raised, bred, or kept on this property except for a reasonable number of dogs and/or cats and household pets, provided they are kept on a leash or inside a fenced in area or not allowed to roam free on property and are not kept, bred, or maintained for any commercial purpose.
7. Property owners or children who participate in a school, FFA, 4-H or other agricultural organization sponsored animal raising project are exempt from the foregoing limitation, if each such project is limited to one animal and no more than a nine (9) month duration.

The above covenants are to run with the land and shall be binding for all parties until **December 31, 2042**, at which time such restrictions will be automatically extended for successive periods of ten (10) years, unless extinguished by a written instrument executed by the Grantees, their heirs, and assigns.