

“Restrictions and Easements:

- a. The Property shall not be used as a dumping ground for rubbish, trash, garbage or waste material.
- b. No junk or wrecking yard shall be located on the Property.
- c. No commercial feedlot activity or hog farming is permissible on the Property.
- d. Single-wide and Double-wide manufactured homes are permitted. No manufactured home for which a manufacturer’s certificate of origin was first issued on or before five (5) years prior to the date of installation may be installed on the Property.
- e. The following is required on all mobile homes, manufactured homes, manufactured housing, and trailer houses:
 - Wheels and axles removed.
 - Tongue removed.
 - Unit anchored as per code.
 - Skirting on entire unit required.
- f. No commercial shooting range may be set up on the Property.
- g. Any attached or detached storage structures temporary or permanent must be stored as a minimum of two hundred (200) feet away from any street facing property line.
- h. The Property shall only be used for single family residential purposes. The term ‘single family residential purposes’ shall be construed to prohibit the use of the property for duplex houses, fourplexes, condominiums, apartment houses, motels, RV parks and mobile home parks. Up to four (4) single family dwellings allowed per property.
- i. RV’s or travel trailers may not be used as a permanent dwelling on the Property. They can, however, be used as a temporary dwelling for up to twelve (12) months when building a site-built home.
- j. For any tract or parcel with a boundary or boundaries adjacent to a state highway, county road, farm to market road, or other like public thoroughfare, there is hereby dedicated a thirty-five (35) foot building setback line, public utility and drainage easement. For all other boundary lines of a parcel, there is hereby dedicated a fifteen (15) foot building setback line, public utility and drainage easement. There is likewise dedicated a floating easement for the purposes of electric guy wires on this tract or parcel contiguous to the thirty-five (35) foot and fifteen (15) foot easements mentioned above. The easements shall be for the purpose of installation or maintenance of public utilities, including, but not limited to, water, electricity, fiber optic, and telephone and any appurtenance to the supply lines thereof, including the right to remove and/or trim trees. This Property is subject to easements and restrictions now of record and is subject to any applicable zoning rules and regulations.”