

**EXHIBIT A**  
**Deed Restrictions**

The following Deed Restrictions run with the Property and apply to both Phase 1 (lots 1-6) and Phase 2 (lots 7-29) unless differentiated below:

1. Each lot in the Property shall be used for single-family residential dwellings only. The term "single-family" shall prohibit the use of the lots in the Property for duplex houses and apartments.
2. No lot may be further subdivided.
3. Each single-family residence on the Property shall have total living area on the main residential structure, exclusive of open porches and garages, of not less than 2000 square feet. Each single-family residence on the Property shall be constructed in a neutral color or that typically of other single-family residential subdivisions. Any mother-in-law suite or similar structure built on the Property shall not exceed 1500 square feet of living area.
4. No temporary structures, whether travel trailer, motor home, tent, garage, barn, or other outbuilding shall be maintained or used on the Property as a residence, either temporarily or permanently for more than six (6) months. Any travel trailer or motor home located on the Property must not be visible from the road after construction of the single-family residential dwelling.
5. Any metal building intended to be used as a single-family residential dwelling located on the Property facing the front of the lot must be constructed to contain at least 25% of stone or brick as the front facade. All temporary or permanent improvements shall be well maintained and kept painted, if applicable.
6. For Phase 1, no building, temporary or permanent, shall be located nearer than seventy feet (70') to the front property line or nearer than fifty feet (50') to a side property line adjacent to the road. For Phase 2, no building, temporary or permanent, shall be located nearer than one hundred twenty-five feet (125') to the front property line or nearer than fifty feet (50') to a side property line adjacent to a side public street right-of-way. No building, temporary or permanent, shall be located nearer than fifty feet (50') to any interior property line. The main residential structure shall face the front of the property and all other improvements, temporary and permanent, shall be located behind the main residential structure or on the side farthest away from the road.
7. Any perimeter fencing delineating the lot must be materially consistent with the existing fencing on the Property as to design and material. No fences may be placed around the front yard of each lot on the Property. No backyard fences may be opaque. No backyard fences may be made of barbed wire.
8. The property owner or occupant shall at all times keep all weeds and grass cut below twelve inches (12") in height and shall in no event permit the accumulation of garbage, trash, rubbish and/or other waste materials. Garbage, trash, rubbish and/or other waste materials shall be stored temporarily only in sanitary containers constructed of metal, plastic, or

masonry materials with sanitary covers or lids. There shall be no burning of trash on the Property at any time.

9. All vehicles, boats, motor homes, boat trailers, utility trailers and other similar personal property must be parked on the owner's property and cannot be stored on the road.
10. Commercial use of the lots within the Property is prohibited. This includes any commercial farming operation.
11. No large domestic animals or farm animals, other than horses, may be kept on the Property.
12. No noxious or offensive activity shall be carried on or permitted upon the Property, nor shall any illegal activity be permitted.
13. The property owner shall pay the property owner's pro rata share of any costs paid by Grantee, or its successors or assigns, for any maintenance of roads or the area around the road in or around the Property.
14. In Phase 1 of the Property, no property owner may remove any trees more than four (4) inches in diameter from Zone A, as depicted on the survey and/or plat of the Property.
15. In Phase 1 of the Property, no owner may construct any permanent structures in Zone A, as depicted on the survey and plat of the Property.