

EXHIBIT 1

DEED RESTRICTIONS LOST WOOD SUBDIVISION NO. 1

- I. Catawba Construction Inc., the seller, shall have the right to enforce, by any proceeding at law in equity, these restrictions.
- II. No tract shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All incinerators or other equipment and the storage and disposal of such material shall be kept in clean and sanitary fashion.
- III. No commercial chicken houses, pig farms, mining, scrap yards, and no RV or mobile home parks will be located on any lot.
- IV. No mobile homes, trailer houses, modular homes, or manufactured homes of any kind will be located on any lot.
- V. No permanent residential structures of any kind less than twelve-hundred (1,200) square feet in total living space will be located on any lot.
- VI. RV's, campers, and motor homes can be used as a primary temporary residence for an amount of time during construction of a lot owner's permanent residence, not to exceed twenty-four (24) months.
- VII. No trees within fifty (50) feet of the main subdivision road (Lost Wood Rd.) over ten (10) diameter shall be harvested, cut, or removed by any means other than purposes for installing entrances for ingress and egress into the lot.
- VIII. No building shall be nearer than twenty (20) feet to either side of the described lot, and the minimum set-back of all buildings from the front tract lines shall be fifty (50) feet.
- IX. One division of each lot is permitted. The subdivided lots carry the same restrictions as the property is was divided from.
- X. No noxious or offensive activity shall be carried on upon any lot in the Subdivision or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- XI. Invalidation of any one of these covenants and restrictions by judgement or court order shall in no way affect any other provision, and all other provisions shall remain in full force and effect.
- XII. These restrictive covenants may be enforced by the owner of any other lot.