

## RESTRICTIVE COVENANTS

**Affected Property Owners:** Any owners of the Property.

**Restrictions:**

1. New (2022 built or newer) Doublewide Manufactured or Modular Homes will be allowed as long as they meet all FHA guidelines.
2. Barndominiums are allowed.
3. No commercial feedlots, chicken houses, hog farms, junk yards, or industrial businesses will be allowed.
4. Farm and Ranch activities are acceptable.
5. Non-running vehicles must be garaged.
6. Open trash pits will not be allowed.
7. Burning of natural materials (tree limbs, etc.) in a controlled fashion will be allowed as long as it conforms to County regulations.
8. All buildings must be a minimum of twenty-five feet (20') from any property line.
9. A fifteen foot (15') utility easement will be retained along each side of the dividing property lines.
10. A twenty foot (20') utility easement will be retained along the rear property line.
11. Firing of weapons for family use only.
12. No commercial cell or water towers.
13. These covenants will run with the land until January, 2043, at which time they will automatically expire.

Grantor as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (1) Restrictions touch and concern the Property; (2) privity of estate exists by reason of the ownership of the Property; (3) notice is given by filing this instrument in real property records of the county in which the Property is situated; and (4) the Restrictions are reasonable, their purposes being for the common benefit of Grantor, Grantee, and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit

of Grantor, and their successors and/or assigns forever.