

## Exhibit "C"

### Protective Covenants

**GRANTOR:**

**GRANTEE:**

**PROPERTY:**

Commencing on the date hereof, the Property shall be subject to the following covenants and restrictions (collectively, the "Protective Covenants"), all of which shall run with the Property and be binding upon all parties, now and in any time hereafter, having or claiming any right, title, or interest in the Property or any part thereof, their heirs, executors, administrators, successors and assigns, regardless of the source of, or the manner in which such right, title, or interest is or may be acquired:

- A. No portion of the Property shall be used, directly or indirectly, for the following uses:
- (i) any commercial or industrial use, including but not limited to: adult entertainment facility, pawn shop, flea market, storage facility, off-track betting establishment, any use that creates a nuisance or is offensive by reason of obnoxious odor, fumes dust, smoke, noise, or pollution, etc.;
  - (ii) the raising of poultry or swine, or livestock beyond the following limits: Poultry shall be permitted at a rate of 2 per acre, provided the poultry are housed and not allowed to run freely. Swine shall be permitted at a rate of no more than 1 per 5 acres. Cattle and horses shall be permitted at a rate of the greater of (a) one cow-calf pair or bull/steer, or one horse per 2.5 acres, or (b) the then current minimum number of cattle or horses required to maintain an agricultural use tax exemption;
  - (iii) mobile homes;
  - (iv) more than a total of 3 barns or livestock sheds in addition to water well housing per 10 acres;
  - (v) a depository for abandoned or junked motor vehicles. An abandoned or junked motor vehicle is one that is inoperable and incapable in its current condition of obtaining a valid state vehicle inspection sticker and license plate; and,
  - (vi) storage of accessories, parts or objects used with cars, boats, buses, trucks, trailers, house trailers or the like. Such accessories, parts or objects must

be housed in a garage or other structure permitted under these Protective Covenants;

- B. Refuse and waste materials shall not be permitted to accumulate on any part of the Property.
- C. Trucks with tonnage in excess of one and one-half tons shall not park on the Property overnight except for those vehicles used by a builder during the construction of improvements.
- D. The property shall not be subdivided into an amount less than 10 acres, and no more than one primary residence and one secondary living quarters per 10 acres shall be permitted.