

## RESTRICTIONS EXHIBIT

### 1. LAND USE

- (a) The property shall be used for single family dwellings with no more than one single family dwelling.
- (b) Outbuildings used in conjunction with residential use of the property is permitted. All outbuildings, including detached garages, workshops, and barns, must be of good construction, kept in good repair, and not used for residential purposes.
- (c) No hog farms, chicken or turkey farms, or commercial cattle feed lot operations are permitted on the property. Animals used for non-commercial special projects, for example, children's participation in FFA, 4H, or other special projects emphasizing responsibilities with animals including poultry and swine are permitted only if used in a child's educated related projects as long as offensive odors are not omitted.
- (d) Any building on which construction has begun shall be completed with twelve (12) months.
- (e) No professional business or commercial activities shall be constructed or conducted upon the property except an owner may conduct business activities within a residence so long as: (I) the existence or operation of the business activity is not apparent or detectable by sight. (II) The business activity is consistent with the residential character of the property and does not constitute a nuisance, a hazardous or offensive use, or threaten the security/safety of the neighboring properties.

### 2. MINIMUM SQUARE FOOTAGE AND SET BACK LINES

- (a) The Primary Single-Family Dwelling shall have a ground floor of no less than twelve hundred (1200) square feet, exclusive of the garage and other appendages for a one-story dwelling. Two story dwellings may be no less than fifteen-hundred (1500) square feet exclusive of the garage and other appendages.
- (b) The Primary Single-Family Dwelling shall not be located within fifty (50) feet of a property line. No outbuilding or other structures shall be located within fifty (50) feet of a property line.

### 3. SINGLE FAMILY DWELLING

- (a) The Primary Single-Family Dwelling must be built "on site" and become a permanent structure complete with water, wastewater, and electrical line permanently installed.
- (b) No "trailer houses", mobile homes, modular house, or pre-manufactured home may be placed on the property.
- (c) A travel trailer, motor home, or camper may be placed on the property for temporary use during the construction of the Primary Single-Family Dwelling. Temporary is defined as being a period of no more than twelve (12) months. Following the completion of the construction of the Primary Single-Family Dwelling, the temporary travel trailer, motor home, or camper may be stored upon the property and cannot be used as a residence.

#### 4. TOXIC, HAZARDOUS, OR UNSIGHTLY WASTE PROHIBITED

(a) No portion of the property shall be used for storage or disposal of any toxic, hazardous, or unsightly waste as same may be defined, and from time to time, re-defined by applicable law or regulation.

(b) No inoperable automobiles or equipment may be kept on the property. All vehicles must have current inspection and license.

#### 5. SIGNS OR ADVERTISING

(a) No commercial signs advertising the name of a commercial enterprise shall be located on the property. In the event of a sale of the property, one (1) For Sale sign, said sign being no more than six (6) square feet in size, may be located on the property being advertised for sale.

#### 6. FURTHER SUBDIVISION

(a) No further subdivision of the property in any manner shall be allowed or permitted.

#### 7. OFFENSIVE ACTIVITY PROHIBITED

(a) No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or a nuisance. Such prohibited activities may include but are not limited to the accumulation of garbage, junk vehicles or parts thereof, junk appliances, trash, rubbish, or dilapidated structures.

(b) For noise control, dogs that constantly bark or howl will not be allowed.

#### 8. SEVERABILITY

(a) In the event of the invalidity or partial invalidity or unenforceability of any provision of this declaration, the remainder of the Restrictions will remain in effect.