

RESTRICTIVE COVENANTS

Affected Property Owners: Any owners of the Property.

Restrictions:

- Except as otherwise herein provided, the Property shall be used only for residential and light commercial such as RV parks, hotels, restaurants, storage facilities, etc. Property shall not be used for manufacturing, recycling, auto repair shops, feed lots, or hospitals.
- Homes must contain a minimum of 1,500 sq. ft. of heated space. Exterior construction of home must be at least 30% stone or brick, with roofing materials being 30-year ark shingles, metal, or clay tile.
- Barndominiums may be used as a primary residence as long as they contain 30% stone or brick and have a minimum of 1,500 sq. ft. of heated living space.
- Manufactured or modular homes of any type will not be allowed.
- Driveways must be paved with asphalt, concrete, or pavers stone at a minimum of 16-foot wide for a distance of 50'foot inside the property.
- Guns shall only be permitted to be discharged for personal protection.
- Swine is limited to FFA or 4H School projects. Poultry will be limited to 3 per acre. Horses, cattle, and other livestock may be kept on any tract so long as they are fenced and maintained in clean sanitary conditions. No more than one large animal per acre will be allowed. Dogs must be contained on said owner's lot.
- All lots must be maintained using prudent weed control. Mowing or baling of hay must be done as needed to maintain hay fields and lawns in quality condition.
- No tract shall be divided into less than 1 acres.

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.