

## **Exhibit A**

### **Deed Restrictions**

By their signature on this instrument, Grantee acknowledges that said Grantee takes possession of the subject Property subject to the following restrictions:

- (i) no manufactured homes are allowed on the Property;
- (ii) any residential dwelling built on the Property must be no less than 1,800 square feet;
- (iii) Grantee's primary use of the Property must be residential;
- (iv) Grantee may not operate any business in or on the Property or any improvements situated thereupon that is visible to neighbors or from the road, or which generates increased traffic or parking on adjacent streets or roads; and
- (v) all fencing placed on the Property boundary line must be comprised of three rails, white in color, and no more than four feet in height.