

Deed Restrictions to be inserted in the body of each Warranty Deed

1. Property deeded shall be used for one (1) single-family residence dwelling only.
2. A single-family residential dwelling constructed on the property must consist of at least 1,200 square feet of living area and have drivable access from the county road to the single-family dwelling by an improved driveway of either, concrete, asphalt or rock.
3. All construction must be completed within one year from start time of construction.
4. No livestock permitted except for youth show animals and horses. Any show animals must be kept in a clean manner and not cause adverse smell or sounds to neighbors. No vicious animals allowed. No pet birds including roosters that causes loud crowing or other loud sounds causing a disturbance to neighbors.
5. Manufactured homes including Mobile homes and/or Modular homes are strictly prohibited and restricted from property.
6. Recreational vehicles and/or travel trailers may not be used as temporary or permanent residences. If stored on the property, it must be after the residential dwelling is built and must be positioned at least 50 feet from the side and rear property boundary lines and at least 100 feet from the front boundary line. It must be stored/parked over a concrete slab, asphalt or rock base and screened from view or garaged.
7. The deeded property owned shall not be subdivided or partitioned unless it's sold to the adjoining property owner whereas the only one residence restriction will apply to total acreage owned by the owner. No residential dwellings allowed on property less than 4.0 acres in total. All other restrictions will still apply.
8. No temporary or permanent living in, on or under any recreational vehicle (RV), travel trailer, outbuildings, storage buildings, shipping containers, sheds, shops, tents or canopies.
9. Any fences built along County Road 2112 must be constructed of either stranded or mesh wire, pipe, ornamental iron, or stone. Wood fencing

is allowed on sides and rear of property. No solid metal sheet panel fencing allowed at all.

10.No open trash burning, or open trash pits allowed. All garbage must be hauled away and properly disposed of.

11.Property is restricted against Cell Towers, Water Towers, Commercial Buildings, or any other Commercial Businesses.