

RESTRICTIVE COVENANTS: The restrictive covenants set-backs and land-use limitations, as set forth below, shall control and run with the above-described Property, as follows:

1. A minimum square footage of 1,000 square feet shall be used in all new homes.
2. Exterior of all homes newly constructed on site shall be completed within one year after construction has begun.
3. Modular homes and pre-manufactured double wide homes are allowed on all lots. They must be a minimum of 28' x 40' or a total of 1,120 sq. ft. installed. They must also be underpinned and have front and back porches at the time of installation. They must be kept neat at all times, and not be over three (3) years old at the time of installation.
4. All residences shall be constructed no nearer than 30 feet from the front lot line nor nearer than 10 feet from side and rear lot lines.
5. There is a twenty (20) foot utility easement on all street right-of-ways. Also, a seven and one-half (7-1/2) foot utility easement on each side of all side and back lot lines.
6. Only one residence per 5 acres.
7. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. All lots with grass must be mowed three times per year. No junk car or inoperative vehicles permitted to stay on property out in the open.
9. No swine or chickens are allowed.

NO MINERAL RIGHTS CONVEYED: This conveyance does not include or grant to the Grantees, any mineral rights or subterranean interests whatsoever in the above-described Property.