

This Conveyance is made subject to the following restrictions and covenants, said restrictions and covenants shall run with the land and be binding upon all future owners of said land:

1. That the property shall be used solely and only for residential purposes, other than those excepted above. However, this shall not be construed so as to prohibit the owner from renting or leasing the property so long as rented or leased for residential purposes.
2. That no outside toilet facilities, privies, junk automobiles or other type of junk shall be maintained on said land.
3. That no temporary building shall be maintained on said land other than for small storage buildings.
4. The property shall be restricted to single family type dwelling for residential purposes containing not less than 1200 square feet heated living space and in addition to one other out building for garage and/or storage.
5. Of any building, other than an outbuilding, constructed within the subdivision, no less than 50 % of the exterior of the dwelling shall be brick, stone, board and batten or other similar construction including fine log. No dwelling shall contain exterior finish of concrete blocks, tar paper, rolled type siding or asphalt siding, but may have aluminum or vinyl siding.
6. No swine, poultry or other livestock shall be kept or maintained within the subdivision with the express exception that horses or cattle may be so maintained.
7. No noxious or offensive activity or activities which would be an annoyance or nuisance, shall be done within the subdivision.
8. Garbage, waste and other refuse shall be held for collection in containers. No dumping of garbage or junk will be allowed on the premises of any lot.
9. No mobile homes allowed.
10. The restrictions enumerated are complete and may not be added to, however, they may be altered or deleted by the developer with the approval of two-thirds of the property owners within the subdivision.
11. Parties agree that all state and local building codes must be complied with.
12. These COVENANTS & RESTRICTIONS shall only apply to the property herein conveyed and shall not be construed as creating any requirements to restrict any of the remaining property located within the original tract of which this property is a part.