

DEED RESTRICTIONS

The Grantees as purchasers of the above-described real estate conveyed to them, and with intent to bind themselves as the title owners and while title is vested in them, but not so as to be personally liable under the covenants after they have parted with the said real estate for themselves, their heirs and assigns, do hereby covenant with the Seller, seller's heirs and assigns, as follows:

- (a) The real estate shall be used for residential or limited agricultural purposes (any grass more than one hundred feet from the rear of the home may be put up for hay) bales must be moved in a timely matter, only;
- (b) All construction must be in compliance with applicable building codes in effect at the time construction begins;
- (c) No building shall be erected, altered, placed or permitted to remain on the real estate other than one detached single family dwelling of new construction not to exceed 2-1/2 stories in height, a garden shed and an outbuilding not bigger than 3,000 square feet;
- (d) No dwelling shall be permitted on any real estate unless (a) the ground floor area of the main structure, exclusive of one-story open porches and garages, is at least 1,800 square feet for a one story dwelling;
- (e) No major auto repairs or auto painting shall be permitted outside of any enclosed garage on the premises. No wrecked or junked cars shall be parked or kept on any premises outside of an enclosed garage;
- (f) No business shall be conducted on the property in which animals are raised for profit.
- (g) All residential structures shall be covered with some combination of stone/brick/stucco or a siding material accompanied by a warranty of at least 15 years.
- (h) The yard of the home shall be landscaped within five years of completion. This will include the elimination of weeds, crabgrass and bare dirt.
- (i) All homes will be stick built on location; that is, no modular or prefabricated homes will be allowed on any lot.
- (j) No vehicles, automobiles, recreational vehicles or trailers will be allowed to park on the street (White Tail Blvd.)
- (k) The prolonged storage of boats, campers, tractor trailers, trailers, etc. will not be allowed on premises unless kept inside an enclosed garage or outbuilding.
- (l) Pets must be fenced or caged.