

SAID PROPERTY SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND PROVISIONS:

W.H.

- 1.) DWELLING SIZE. ABOVE GROUND LIVING SPACE OF DWELLING, exclusive open porches and breezeways, shall have not less than 1350 square feet and shall have a two (2) car attached garage.
- 2.) Each Subdivided Lot shall not be used for other than one single family residential and related purposes. No roll tarpaper or non-wood shingles shall be used on any exterior wall. Any structure begun shall be completed within six months thereafter, no structure of a temporary nature, house trailers, tent or shack shall be placed, erected or maintained. No basement shall be used, temporarily, or permanently, as place of residence. No other building shall be erected prior to erection of a Dwelling.
- 3.) The property shall not be re-subdivided creating a lot of less than three (3) Acres.
- 4.) There shall be no automobile parked in the open view unless the auto is licensed to be driven and is used on public roads a minimum of once every thirty days.
- 5.) Owners shall not cause or permit an accumulation of refuse of any character hereon or the storage or parking of derelict vehicles of any kind or any parts thereof. No noxious or offensive activity shall be carried on at any time on any lot or in any building thereon. Nothing shall be done or be permitted to be done which may or shall become an annoyance or nuisance to other lot owners to diminish the enjoyment by any lot owner of his lot.
- 6.) No animals, livestock or poultry of any kind shall be raised, bred and/or kept upon this property, except household pets properly restrained on owners property. No more than one Household pet may be housed outside the residence.
- 7.) Owners shall keep lots cut.
- 8.) No sign of any kind shall be displayed to the public view except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
- 9.) Revisions or exceptions to these Restrictions must be by recorded instrument signed by the owners of two-thirds of the lots in the above described property.
- 10.) No Unlicensed Motor Vehicles shall be operated on Subdivision Road, nor shall Unlicensed Drivers be permitted to operate Motor Vehicles on Subdivision Roads.
- 11.) Each Lot shall be assessed \$50.00 annually for Road Maintenance. This amount may be changed by a majority of the Lot Owners.
- 12.) No Road may be constructed or Road Easement granted connecting subdivision Road to land outside Subdivision. (Exception to this is 2.4 acres presently owned by Irvin E. Mense and Mary L. Mense as long as they have uninterrupted ownership thereof.)

In Witness Whereof, the undersigned have executed these presents this _____