

DEED RESTRICTIONS

1. The property shall be used for residential and agricultural purposes only;
2. No single-wide manufactured homes will be allowed, but double-wide and triple-wide manufactured homes shall be allowed if less than five (5) years old at the time of delivery on the property;
3. No more than two (2) residences are allowed on any tract;
4. There shall be a 50' minimum building setback lines along all property lines where no buildings or structures shall be built or moved;
5. The property shall not be used for dumping or for rubbish. No automobile, truck, trailer, boat or other vehicle shall be abandoned on the property, nor shall there be any dumping or placing of unsightly objects of any kind on the property;
6. No individually penned chickens or animals of a dangerous nature may be kept, raised or maintained on the property. No commercial feed lot operations are allowed;
7. No swine shall be bred or raised on any tract, excluding up to two (2) animals for the purposes of butchering, 4H or FFA projects;
8. No outside toilets will be permitted. No non-permitted sewage system shall be installed on any tract;
9. The Grantor reserves the right to enforce these restrictions. The reservation of this right of enforcement shall not create an obligation of any kind to enforce same;
10. The foregoing covenants, conditions or restrictions are hereby declared to be covenants, conditions or restrictions running with the land herein described, and shall be binding on any subsequent Purchaser, and all claiming by, through, or under Purchaser, whether they be set out in subsequent conveyances of said property or not, and if the said Purchaser, or anyone claiming by, through or under Purchaser shall at any time violate or attempt to violate or shall fail to observe or perform any of those covenants, conditions or restrictions, it shall be lawful for the Grantor or any assignee of Grantor, or any person claiming by, through or under Grantor herein, to institute and prosecute appropriate proceedings at law or in equity to remedy or prevent the violation of any such covenants. No failure to enforce any or all of the restrictions contained herein in the event of a default thereof shall constitute a waiver of any right to enforce the same in the event of a continuing or subsequent default thereof.