

This conveyance is subject to the following restrictions, covenants, conditions and reservations, which are a part of the consideration for the execution of the Deed and which shall run with and burden the title to the Property hereby conveyed, and shall be binding upon the Grantee, their heirs and assigns:

1. Recreational vehicles, travel trailers, mobile homes, manufactured homes are not permissible as a permanent residence or for temporary use on the Property.
2. All perimeter fences erected on the Property shall be of new material and erected in accordance with professional building standards regarding quality and appearance.
3. The Property shall be used for single-family residential purposes only, and the Property cannot be used for any commercial purposes except for B&B and/or VRBO use.
4. Dwellings shall contain a minimum of 1000 square feet of living area (heated and cooled area).
5. Except for entrance and other gates, fences, roadways, wells, well houses, septic systems and buried electric, telephone and other buried utility lines or cables, no improvement or structure shall be stored, placed or erected on the Property within one hundred (100) feet from any boundary of the Property.
6. There shall be no commercial feeding operation or commercial breeding of animals or fowl on the Property.
7. Abandoned or inoperative equipment, vehicles or junk shall not be stored or maintained on the Property. The Property shall be maintained clean and neat in appearance at all times.

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Buyer

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