

## EXHIBIT "C"

## RESTRICTIONS FOR CREEKWOOD II

1. That all of Exhibit "A" lands and premises shall hereafter be used for residential purposes and/or agriculture purposes only, with it being intended that no commercial or business use of any such property shall be permitted and, specifically, that no signs shall be placed on any part or portion of such property indicating a commercial use thereof.
2. No house trailer single wide, double wide mobile home, or premanufactured homes of any kind shall be allowed on Exhibit "A." No old houses shall be moved upon Exhibit "A." No tents, campers, recreational trailers, motor homes, shacks, garages, barns, or other out-buildings shall ever be used on the above described real property at any time as a residence. No junk, repair or wrecking yard shall be located on any part of the property. No wrecked or disabled motor vehicle of any kind or character shall be stored on the property.
3. No dwelling structure shall be built closer to any perimeter property line of any Tract or Parcel than one hundred fifty (150) feet.
4. No Parcel or Tract may be subdivided in any manner that would result in any portion thereof consisting of less than twenty-five (25) acres.
5. No noxious or offensive activity shall be conducted on any Tract that may be or may become an annoyance or nuisance to other Owners within the Property.
6. No signs of any type shall be allowed on any Tract which can be seen from the road unless the same shall have been approved by the Association.
7. No Tract shall be used or maintained as a dumping ground for rubbish or trash. All garbage and other waste shall be kept in sanitary containers. There shall be no burning or incineration of trash or garbage. Dead trees can be burned but extreme caution needs to be taken for fire prevention. Leaves, brush or other debris may be burned only in property containers and in accordance with the rules and regulations promulgated from time to time by the Association.
8. No individual sewage-disposal system shall be permitted on any Tract or Parcel unless the system is designed, located and constructed in accordance with the requirements, standards, and recommendations of the designated official of the governmental agency or body having jurisdiction. Written approval of the system as installed shall be obtained from such official.
9. In the interest of public health and sanitation, and so that the above-described Property and all other land in the same locality may be benefited by a decrease in the hazards of stream pollution and by the protection of water supplies, recreation, wildlife, and other public uses of such property, no Tract or Parcel may be used for any purpose that would result in the pollution of any waterway that flows through or adjacent to such Tract or Parcel by refuse, sewage, or other material that might tend to pollute the waters of any such stream or streams or otherwise impair the ecological balance of the surrounding lands.

10. The raising or keeping of swine or hogs on the Property is prohibited. Cattle, sheep, goats or other livestock or their offspring may be kept on the Property. Owner may not keep more than three (3) horses for each twenty-five (25) acres owned by Owner. All cattle, sheep, goats, horses or other livestock allowed on the Property under the terms of these Restrictions must be maintained within property fences, pens corrals and/or barns, and under such conditions as may be designated and approved by the Association. Domestic pets may be kept on the Property provided that the same are maintained within an approved enclosure or controlled on a leash or similar restraint.

11. Hunting shall be allowed only on Tracts containing 50 acres or more.

12. Berms, dams or other impoundment structures may be constructed provided the same do not permanently change the flow of water in creeks or streams on the Property.

13. Easements Reserved by Declarant. Easements for the installation, maintenance, repair and removal of public and/or quasi-public utilities and sewer and drainage facilities, and floodway easements, are reserved by Declarant over, under across the Properties to be 20' wide and run parallel with the boundary lines of the Property. Full ingress and egress shall be had by Declarant at all times over the Properties for the installation, operation, maintenance repair of removal of any utility, together with the right to remove any obstruction that may be placed in such easement that would constitute interference with the use of such easement, or with the use, maintenance, operation or installation of such utility. Declarant shall have the right to assign and transfer and easements and rights herein reserved to or for the benefit of any public or quasi-public utility.