

Exhibit "A"

Restrictions

No part of the above described property shall be used for commercial purpose, whatsoever, but use shall be restricted to residential purposes only with no more than two (2) single-family dwellings to be erected on the premises. Only two (2) other buildings, such as a garage, storage area or barn, may be erected so long as they do not detract from the general appearance of the property. The dwellings built on the premises shall contain a minimum of fifteen hundred (1,500) square feet of heated floor space. Nothing herein shall prevent any owner from rendering professional services of a purely personal nature as long as such services do not attribute to the property any appearance of a commercial or non-residential use, "Also",

1. No house trailer or mobile home shall be located on any of the above described property
2. Except as may be otherwise provided herein, no dwelling or any part thereof shall be located on said land nearer any property line than twenty (20) feet.
3. Owners of this property may keep cattle, horses, or other animals of similar size at the rate of one animal per fenced acre available to the animal, provided that barns and stables relative to their use are maintained in a clean, orderly, and sanitary manner. Goats, sheep or other animals of similar size may also be kept at the rate of one animal per fenced acre available to the animal. Dogs, Cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. All household pets must be kept exclusively on owner's property and not allowed to roam the neighborhood. If ordinances or zoning allows for pigs or swine to be kept on this property, the following statements concerning pigs and swine then apply:
Pigs or swine may be kept at the rate of no more than four (4) animals on this property, it being the intent of this covenant to allow school age children to keep pigs or swine temporarily as a school project. If pigs or swine are kept, the quarters used to house pigs or swine must be located on the rear 1/3 of this property and said quarters must be kept in extremely clean and sanitary condition. Miniature pigs may be kept as house pets provided that no more than four (4) be kept on permanent basis.
4. Said land shall not be used or maintained as dumping ground for rubbish. No junk cars shall be permitted to be placed on this property.
5. No trailer then, motor home, travel trailer, garage or other out-building constructed or placed upon any portion of said property shall at any time be used as a temporary or permanent residence. No mobile home, house trailer, or any other type of home which is built to be moved shall ever be placed upon this property either temporarily or permanently.