

### COVENANTS AND RESTRICTIONS

1. The time within which owner has to apply for a building permit is left to the sole discretion of the owner, however once a building permit has been issued, construction shall proceed as set out in local rules and regulations.
2. Temporary structures and dumping are prohibited. Inoperative vehicles shall not be parked on the property. Canines shall be confined to owner's property. No kennels or farm animals (except horses) shall be permitted.
3. No manufactured homes with the exception of modulares with square footage to meet county ordinance. No trailers, mobile homes, basements, tents or garages shall be used at any time as a residence nor shall any structure of a temporary nature be used as a residence. Rubbish, trash and other obnoxious materials shall not be allowed to accumulate on the property. All refuse shall be disposed of at least weekly.
4. No unlawful or otherwise offensive activities shall be conducted on any lot and all activity conducted on any lot shall be without annoyances or nuisance to the neighborhood. No business is permitted. No used structures shall be placed on the property.
5. Individual septic systems shall conform to all state and local regulations. Owner shall be responsible for maintenance of the systems.
6. Lot owner shall be responsible for any assessments by electric utilities for tap-on fees.
7. Maintenance and upkeep of individual properties is the responsibility of each property owner. Dwellings and yards shall be maintained to acceptable standards on a regular basis.
8. These covenants and restrictions may be enforced by any person, firm, corporation, entity or municipality owning any tract from the above described real estate. Said enforcement shall be by proceedings at law or equity against any person, firm, corporation or entity violating or attempting to violate any covenant or restriction provided herein. Proceedings may be had either to restrain any violations or to recover monetary damages, court costs, and shall include any award for attorney fees.