

Exceptions to Conveyance and Warranty: This deed is given subject to the following restrictive covenants:

1. The Property shall be used for single family residential purposes only;
2. The Property shall not be used for any business or commercial or industrial purpose or activity except for a hobby farm;
3. No signs, billboards, or advertising devices shall be placed on the Property, or in the right of way adjacent to the Property (this provision shall not restrict small signs conveying relevant information regarding properties for sale).
4. All residence construction shall be new and of new materials. Such materials shall be of industry accepted standards and uniform in nature.
5. No house trailer, mobile home, tent, shack, box dwelling, garage, barn, outbuilding, hut or temporary structure shall be used as a residence temporarily or permanently on the Property; except, however, nothing herein shall restrict the construction and residential occupation of a "barndominium".
6. The living area of any dwelling on the Property shall contain a minimum of 1,800 square feet, exclusive of all garages, porches, breezeways, terraces, patios, stoops and unfinished areas.
7. The Property shall not be subdivided.
8. These restrictions shall be covenants running with the land, and shall be enforceable by injunction, suit for damages or other appropriate remedy at the election of the person or persons entitled to enforce same, and shall be binding on Grantee herein, their heirs and assigns.