

The real estate herein conveyed is subject, further, to the following protective covenants, which shall be deemed covenants running with the land:

"1. The minimum size of any residence constructed on the real estate herein conveyed shall contain at least 480 square feet on the main floor. This shall not include basement, garage, porch or carport.

2. The grantees, their heirs and assigns, shall share equally with the prior grantor in the maintenance of the rights of way hereinbefore granted and reserved and, in the event that the prior grantor later conveys other portions of his real estate, then and in such event, the maintenance of said rights of way shall be shared equally in proportion--with the number of tracts of real estate using said rights of way.

3. All wells and septic tanks used in connection with the real estate herein conveyed must meet County and State health requirements.

4. No trucks, buses, old cars, or unsightly vehicles of any type or description may be left, stored or abandoned on said lots. No trash dumps or any other types of dumps or accumulation of brush, piles of soil or any other unsightly or odorous material shall be permitted upon said lots, except as essential for building or private road construction.

5. The Grantee shall pay unto prior Grantor herein the sum of One Hundred Dollars (\$100.00) per year for the use, upkeep and maintenance of the roadways situate in Chestnut Springs Farm, now constructed or to be constructed and such common facilities as the grantor may provide therein, said maintenance being due and payable on or before January 15th of each year. The rights and responsibilities as created by this paragraph may be delegated by the prior grantor.

6. Minimum size of any residence constructed on said tracts shall be at least 24' x 24'. This shall not include basement, garage, porch or carport.

7. No house trailers or mobile homes shall be erected or placed on any of said tracts.

8. No trees may be cut or destroyed except as necessary for small gardens, building sites, driveways, parking areas, etc. until such time as the entire purchase price of said real estate has been paid in full to the grantor."

A prior Grantor herein reserves unto himself, his heirs and assigns, the right to erect and maintain telephone and electric lights, conduits, equipment, sewer, gas and water lines, or to grant easements or rights of way therefore, with the right of ingress and egress for the purpose of erection or maintenance on, over or under a strip of land twenty (20) feet wide at any point along the roadways and rights of way as shown on the attached plats. Guy wires, if required, may extend beyond the twenty (20) foot limit, if necessary.