

Declaration of Protective COVENANTS, CONDITIONS AND RESTRICTIONS

Purpose - These covenants, conditions and restrictions are intended to promote harmony, consistency and preserve the equity of the people living in Horseneck Creek Plantation.

- 1** No lot shall be used except for residential purposes.
- 2** No dwelling shall be located nearer than 50 feet from each side line of each lot, except where other setbacks apply.
- 3** No temporary building, trailer, garage or building in the course of construction or other structure shall be used, temporarily or permanently, as a residence on any part of the property.
- 4** Mobile homes are allowed but must not be in excess of five (5) model years old from the date of installation on the property and all mobile homes shall be completely tied down and skirted at all times.
- 5** The property shall not be used as a "lay down" yard, for heavy equipment storage or as an automobile junkyard.
- 6** No swine will be allowed on the property.
- 7.** No obnoxious noises shall be permitted on the property.
- 8** No lot shall be split, divided or subdivided for sale, resale, gift, transfer or otherwise, unless meeting one of the subdivision exemption clauses set forth by the Baldwin County Subdivision Regulations.
- 9** These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of Fifty (50) years from the record date of the declaration of covenants, conditions and restrictions — Horseneck Creek Plantation, after which time said restrictions shall be automatically extended for a successive period of ten years unless altered by majority vote of the Homeowners.