

## **RESTRICTIVE COVENANTS**

The Property will be sold and conveyed subject to the following Restrictive Covenants that will be attached to the Warranty Deed:

- (1) The property shall not be used for any commercial activity except for (a) "home office/telecommuting" or other such non-public activities of the resident(s); (b) normal grazing of horses and cattle and livestock; (c) cultivation of crops, hay production, or truck farming (e.g., vegetables, watermelons, cantaloupe).
- (2) The property shall not be used for storage of abandoned or wrecked vehicles, or for a dumping ground for rubbish, garbage, or other waste material. Nothing shall be done or kept on or about the property which would increase the rate of insurance for the occupants of adjoining or surrounding property.
- (3) Unregistered and inoperative automotive vehicles or tractors shall not be allowed to remain on the property for a prolonged period of time. No junk cars, trucks, farm equipment, or any mechanical devices that are visually in need of repair shall be kept on any of the property.
- (4) No residences shall be constructed on the property unless such residence has a minimum of 1200 square feet of living area (heated & cooled area). All structures must be constructed with new materials. Roofs must be earth toned with no white or bright colors. No duplexes, apartments, or multi-family dwellings are allowed. Only single-family residential dwellings are allowed. Manufactured housing and/or mobile homes will not be permitted. No structure of a temporary character, trailer, mobile home, bus, tent, shack, storage building, storage container (conex) or garage shall be used as a residence either temporarily or permanently. Barndominiums of a residential style/look are permitted.
- (5) Failure to enforce any provision shall not be a waiver or act as an estoppel of future enforcement.

These Restrictive Covenants shall run with the land and be binding upon all who take title.