

RESTRICTIONS

1. The thirty-five (35) acre north, west and south boundary lines shall be professionally fenced, constructed of new materials, by Buyer within six (6) months of closing, of a 9 wire fence or like fencing capable of maintaining livestock within the 35 acres and/or keeping livestock off the 35 acres.
2. No improvements or structures of any kind other than fences shall be erected within two hundred feet (200') of the boundary line of the thirty-five (35) acre tract, and nothing shall be stored or placed within the two hundred feet (200') set-back except an entrance on the north boundary line, which entrance shall have a gate or cattleguard capable of maintaining livestock within the 35 acres and/or keeping livestock off the 35 acres.
3. The 35 acre tract shall be used only as residential property with no more than one primary single-family, site-built residence and two smaller single-family, site-built guest houses, which guest houses can be used for short or long-term rental houses. The term residential property shall not be construed to prohibit home-based businesses provided that traffic to and from such home-based business is minimal.
4. No trailers, mobile homes, double-wide mobile homes, modular homes or other manufactured homes are permitted. Travel trailers and/or recreational vehicles shall not be used as permanent places of residence, but may be used as temporary living quarters after construction beings on a permanent residence but shall not be used as such for a period longer than twelve (12) consecutive months. Cabins and barndominiums are permitted.
5. Any security or outdoor lights shall be limited to twelve feet (12') in height and shall be hooded.
6. The 35 acre tract shall be maintained in a clean and neat manner, free of trash and litter at all times. All equipment for the storage and disposal of rubbish, trash and garbage shall be kept in a clean and sanitary condition. No abandoned or inoperative equipment, vehicles or junk shall be permitted on the 35 acre tract.
7. The 35 acre tract of land shall not be subdivided into tracts smaller than ten (10) acres.
8. Livestock in numbers that do not over burden the 35 acre tract are permitted. No livestock feeders or any other type of feeder are permitted within the two hundred feet (200') setback.
9. No commercial hog farms, or feedlots, or commercial fowl or poultry hatcheries, or any meat processing or rendering operations shall be operated in or on the 35 acre tract.