

**EXHIBIT "C"**

**Restrictive Covenants - Solbrig Road Estates**

1. No portion of the Property shall be used for a commercial purpose other than a bed and breakfast or an in-home or online business that is not open to the public.
2. No mobile, manufactured or modular homes may be placed on any portion of the Property.
3. No swine farms shall be placed on any portion of the Property.
4. No portion of the Property may be used for dumping.
5. No portion of the Property may be subdivided into tracts smaller than ten (10) acres.
6. No gates shall be placed along the easement road on, over and across the Property, except on Solbrig Road and Tract No. 7 at the end of the easement.
7. No more than 20% of the Property may be fenced higher than 60".
8. Each owner of the Property shall be liable for a road maintenance fee in the initial amount of \$200.00 per year beginning one year after completion of the road. Such amount shall be paid by the owner to Gold/Wahrmund Joint Venture (the "Developer"), which will escrow all funds for maintenance of the road until a majority of tracts in the subdivision have been purchased by third parties. At that time, the Developer shall select two or more owners of tracts in the subdivision to handle the maintenance funds in the future.