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RESTRICTIONS

- a. The reservation of a fifteen foot (15') utility easement contiguous to and inside of the property lines of each tract.
- b. No structure, including houses, trailers, deer stands, deer feeders or hunting camps shall be located within 100 yards of any exterior boundary of a tract, unless existing as of August 1, 2007.
- c. There shall be no tracts divided or subdivided into tracts of less than 100 acres. This restriction shall be in force until August 1, 2017.
- d. The property herein described shall never be used as a dump for the depositing of environmental contaminants, which dump would require a permit or license from any governmental or quasi-governmental body. This restriction includes, but is not limited to, vehicle tires being stored or left abandoned.
- e. No vehicle of any type shall be abandoned or worked on anywhere on this property for a period of more than 10 days.
- f. All houses, barns, sheds, pens or any other improvements upon the property are sold to a tract owner "as is" with no warranty expressed or implied.
- g. There is a cattle lease on this property with R.H. Ranches III, until July 1, 2010. Buyer of property may fence his tract at his sole expense, and thereby remove his tract from this lease.
- h. There shall be no leasing of any tract of this property for hunting, nor granting of any commercial hunting privilege or license upon any tract, unless the tract is completely enclosed with 7½' deer proof fencing.
- i. The legal description of each surveyed tract shall contain a non-exclusive road easement, which said easement shall be for the use and benefit of all property owners, their families, guests and invitees, and no one shall place a gate or any other obstacle on or across the above mentioned easement (unless existing upon the easement as of August 1, 2007). All property owners shall be responsible for the upkeep (and expense thereof) of the roadway easement. Until December 31, 2012, each property owner will pay to Richard Holcomb \$350.00 per year, to be due August 1 of each year, for the upkeep of the road.