

## ***Deed Restrictions***

It will be to the advantage of all parties hereto and their successors entitled that the following deed restrictions be established as to said property and to create uniformity of use and ownership in order to avoid conflict and to protect property values. NOW THEREFORE, in consideration of the benefits to accrue to the owners of said property and their successors entitled and other good, common and valuable and sufficient consideration, seller does hereby establish the following deed restrictions which shall be recorded with the deed on each tract of land sold,

LOT # \_\_\_\_\_, consisting of \_\_\_\_\_ acres.

1. This property shall be for single family residential use with customary outbuildings and/or agricultural use only.
2. No building shall be located on any lot nearer than 60 feet from the centerline of the road, nearer than 15 feet on sides, or nearer than 30 feet on rear property.
3. No noxious, offensive or hazardous activity shall be carried out upon any lot nor shall anything be done thereon which may be or become an annoyance, nuisance or hazard to the neighborhood.
4. Livestock such as horses or cows will be permitted. Pets such as dogs or cats may be kept providing they are not kept, bred or maintained for commercial purposes. NO Swine or Poultry shall be permitted.
5. All lots shall be stick built houses only with a minimum of 2,000 sf heated and cooled. No mobile homes or modular homes shall be permitted for permanent or temporary residential use.
6. Only one residence per lot is permitted. Lots shall not be further subdivided.
7. No Dumping or accumulation of trash, garbage, discarded personal effects or other debris shall be permitted on this property.
8. No building shall be erected or allowed to remain in an unfinished state. All homes constructed on subject property shall have an 18 month completion date from the time construction is started.
9. Culverts for driveways are to be county approved for sizing and proper installation.
10. Failure to enforce any provision shall not be a waiver or act as an estoppel of future enforcement.
11. The seller must approve any use not conforming to these plans.

12. There shall be no mining on subject property.
13. There shall be no timber cut on subject property for the purpose of selling timber.
14. The restrictive covenants shall run with the land and be binding upon all who take title.
15. The seller may amend, change, or waive any restriction, as he deems necessary.

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BUYER/DATE

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BUYER/DATE