

EXHIBIT A

BRUNER SMITH FARM PROTECTIVE COVENANTS

- 1.) The following protective covenants are covenants running with the land until 1/1/2075, and may be enforced (through injunction or otherwise) by any owner acquiring any part of the land acquired by the undersigned in Pike Township by Deed recorded in O.R. Vol. 353 Pg.1225 & O.R Vol. 365 Pg. 1374 in the land records of Perry County, Ohio.
- 2.) No more than two residences per tract shall be permitted.
- 3.) Permanent dwellings shall be restricted to the specifications of HUD approved sectional homes, the Ohio Basic Building Code on modular homes setting upon either a crawl space or basement and new constructed site built homes. Any homes will be new at the time of placement and built with new materials.
- 4.) Any mobile home placed on said property shall not be over 10 years of age at time of placement, shall contain a minimum of 800 square feet and shall be under skirted at time of placement.
- 5.) No inoperative or unlicensed vehicles may be placed on said lot. No accumulation of discarded personal effects, debris, waste, garbage, or any unsightly object or matter will be permitted on any lot.
- 6.) No noxious or offensive activity shall be carried on upon any lot.
- 7.) Before occupancy of any house or mobile home, a sewage disposal system shall be installed in conformity with the minimum standards required by the County Board of Health.
- 8.) Before any construction takes place, purchaser must contact the local government authority to make sure they are in compliance with the local laws.
- 9.) Swine and fowl shall be permitted for personal use only on any lot. Larger domestic farm animals (including but not limited to horses, cattle, sheep, goats and llamas) are permitted. The pasture shall not be over grazed but shall be healthy and thick, and weeds shall be controlled. Noise and odors from any animal shall be controlled so that neither shall be offensive to adjoining neighbors.
- 10.) All lots are to be used for residential, agricultural and recreational purposes, (though the lot owner may store equipment and material used in a business in a well-constructed enclosed building on the property). The property is not to be used for commercial enterprises (with customers coming and going) with the exception of churches, riding stables, woodworking shop, horse farm, cattle farm, or truck farm (fruits and vegetables).
- 11.) Dogs, cats and other household pets shall not be bred or maintained for commercial purposes.
- 12.) No tent, camper, bus, or recreational vehicles shall be used as a residence, either temporary or permanent.
- 13.) Any residence erected on said lots shall be at least 800 square feet of indoor heated area (excluding basement and garage) and shall have a finished siding such as rustic wood, frame, brick veneer, press board or contemporary siding.
- 14.) Any building or structure placed on said property shall be set back a minimum of 75 feet from the center of the existing road unless a lesser set-back is requested by public authority.
- 15.) Where protective covenants and Perry County of Pike Township Zoning Ordinances are in conflict, the stricter requirement will prevail.
- 16.) Invalidity of any of these covenants by judgment of court order shall, in no way affect any of the other provisions, which shall remain in full force and effect.
- 17.) Nothing contained herein shall be construed as creating any obligation on the part of Bruner Land Company, Inc. to enforce these Protective Covenants.
- 18.) The purchasers of this farm, for themselves, their heirs and assigns, by the acceptance of the conveyance of this farm, agree to be bound by the covenants contained herein and are the primary enforcers of these covenants.