

EXHIBIT A RESTRICTIONS FOR:

"LOTS # 1-5 AS SHOWN ON "FINAL PLAT FOR CAPITAL LAND" AS RECORDED PB 2025 PG 244, FRANKLIN COUNTY REGISTRY

The transfer of this Property shall be subject to the following restrictions which shall be binding on any heirs, successors, and/or assigns and which shall be attached to any future deed conveyance of this property:

1. These Lots shall only be used for Residential purposes.
2. No single-wide or double-wide mobile homes shall be allowed on these Lots.
3. The minimum square footage of a ranch style home on this property shall be 1,000 square feet and shall include an option of building a detached garage which must match the exterior quality and appearance of the home. The minimum square footage for a ranch style home shall be 1,500 square feet and shall include an option of building a detached garage which must match the exterior quality and appearance of the home.
4. All house plans are subject to approval by developer prior to any construction beginning.
5. No structure of a temporary nature, including but not limited to a trailer, shack, tent, garage, barn, or any other building of a similar nature, shall be used as a residence on this Lot, either temporarily or permanently.
6. No vehicles shall be stored or kept on the property that are abandoned or inoperative which are visible from the road or adjoining neighboring lots.
7. Lot 1 and Lot 2 Owners must keep their ditches properly grassed, mowed and maintained and there must be proper water drainage from those driveways at all times at the expense of those Lot Owners. Lots 3, 4 & 5 do not have direct access from this private road and are exempt from this Paragraph as to any maintenance costs. However, all Lots in this minor subdivision shall have vehicular access to the mailbox kiosk located on the private road.
8. Communication or radio towers are not allowed to be constructed on these Lots.
9. Any animals which are family pets are allowed on the Lot as long as there are not more than two (2) dogs on any such lot and as long as there are no aggressive dog breeds or exotic animals. There shall be no kennels or commercial raising of animals or fowl on this Lot and all household pets should live within the home and not be penned in the backyard. No livestock is allowed. An Owner can have up to Eight (8) Chickens in some sort of enclosed feature. Absolutely no roosters are allowed.
10. Each owner shall keep his lot in an orderly condition and shall keep the improvements thereon in a suitable state of repair. In the event that any residence or structure on any lot is destroyed or partially destroyed by fire, Act of God, or as a result of any other act or thing, the owner of such lot shall repair the damage or destruction; provided, however, that if the structure damage is not part of or attached to the residence constructed on such lot, the owner may, at his option, either completely remove the damaged structure and landscape the area on which the structure stood or repair or reconstruct the structure. All construction, landscaping or other work which has been commenced on any lot shall be continued with reasonable diligence to completion and no partially completed house or other improvement shall be permitted to exist on any lot, except during such reasonable time period as is necessary for completion.
11. No trash, rubbish, stored materials, dangerous materials or similar unsightly items shall be allowed to remain on any lot which is visible to the road or by neighboring properties; provided, however, that the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish, and other debris for collection by governmental or other similar garbage and trash removal units.
12. Declarant reserves easements of ten (10) feet along the front and rear line of these Lots and ten (10) feet along the side lot lines for the installation and maintenance of poles, lines, conduits, pipes and other equipment necessary to or useful for furnishing power, gas, telephone service, cable television or other utilities, including water, sanitary sewage service and/or storm drainage facilities.
13. Invalidity of any one or more of these restrictions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.
14. Any of the above restrictions may be modified and or waived at any time but only with the prior written approval of the developer upon an owners request of such waiver or modification or by approval of a majority of lot owners should developer no longer be available to make any decisions within this "Exempt Subdivision".