

EXHIBIT "A"

Magnolia Farms Restrictive Covenants

The above-described property is conveyed to the following restrictions and condition:

1. The above-described lands shall be used only for residential purposed for a single family dwelling and shall have only one single family dwelling located upon said land.
2. No manufactured or modular homes are to be located upon the above described property. All homes must be constructed on site (stick built).
3. Any homes shall have a minimum of 1600 sq. ft. of heated space with a minimum pitch of 6/12.
4. No inoperable, abandoned or junk cars, or cars without an attached current license plate shall be on the said land.
5. No poultry, swine, goats, cows, or other livestock may be located or permitted upon said land except horses and chickens, not to exceed 10 in the number of any age and must be in enclosed pen. Owners may also have 3 roosters.
6. No dog kennels may be located on the property and no more than 3 dogs and 3 cats may be permitted upon said property, whether inside or outside.
7. No commercial business shall be located upon said property and no business or commercial activity shall be conducted upon said land.
8. Said land shall not be subdivided in any manner.
9. The owner or occupants of said land shall be required to keep the property free and clear of weeds, tall grass, rubbish and trash, and shall maintain the land and dwelling there on in a clean and normal residential appearance by the cutting and removal of the aforesaid vegetation and trash as required.
10. No dwelling or out building, garage, storage shed, or any other building or structure shall be located or placed closer than 10ft. to any side boundary line of the above described land and any outbuilding or storage shed must be behind the main residential dwelling.
11. All utility lines on the said property shall be located underground.
12. These restrictions set forth herein shall run with the above-described land and shall be binding on the parties of the second part and their heirs and assigns until such time as the same are released by the parties of the first part, their heirs and assigns.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all rights, privileges and appurtenances there unto belonging or in anywhere appertaining unto him, the said party of the second part, his heirs and assigns, in fee simple absolute forever.