

RESERVATIONS AND RESTRICTIONS

1. These covenants, restrictions and conditions (hereinafter referred to as "covenants") shall be applicable to all lots wherein the conveyance of which both the land sale contract and the warranty deed, make specific reference to these covenants; otherwise, these covenants shall not apply.
2. No lot to which these restrictions apply shall be used except for single family residential or recreational purposes. No lot shall be used for commercial purposes.
3. No lot or lots to which these restrictions apply shall be divided or subdivided, nor shall any portion or any less than the whole of any one lot be sold or conveyed, except that a lot may be subdivided into two portions and conveyed to the owners of the adjoining lots on either side, so as to become parts thereof, provided, however, that the property thus combined shall be considered as one lot for the purpose of these covenants.
4. No more than one mobile home shall be placed on any one lot to which these restrictions apply.
5. No outside toilet facilities may be constructed or utilized. All sanitary facilities must be constructed in accordance with generally recognized good standards for health and meet local and state regulations. Septic tank and well locations must be approved and comply with local health regulations; all wells shall be placed on the front of the lot (adjoining the road); and all septic tanks shall be placed in the rear of the lot.
6. No single-wide mobile home less than twelve (12) feet in width or fifty (50) feet in length or double-wide less than twenty-four (24) feet in width or thirty-six (36) feet in length shall be placed on any lot to which these restrictions apply. No mobile home older than five (5) years or more from date of manufacture shall be placed on a lot to which these restrictions apply.
7. The mobile home must be the first structure placed on the lot.
8. Each owner of a lot to which these restrictions apply shall at all times maintain his lot in a well-kept condition.
9. No stale garbage or any other conditions conducive to the breeding of flies and rodents or otherwise prejudicial to health and well-being of the lot owners shall be permitted to continue on any lot.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become a nuisance or any annoyance to the neighboring lot owners.
11. No mobile home shall be placed nearer than ten (10) feet to the side or rear property lines or nearer than twenty-five (25) feet from the street right-of-way line of any lot to which these restrictions apply on which the mobile home is located. All such mobile homes shall be so placed on the lot as to conform with other structures on adjoining lots. All mobile homes shall be so placed on any lot to which these restrictions apply so that the length of the mobile home shall be parallel with the side property lines.
12. All mobile homes must be underpinned within six (6) month of placement on the lot.
13. All single-wide mobile homes must be anchored with four (4) foot anchors. Mobile homes fifty (50) feet through fifty-five (55)

feet in length must have at least three (3) anchors on each side (total six anchors). Mobile Homes from fifty-five (55) feet through seventy (70) feet must have at least four (4) anchors per side (total eight anchors).

14. No horses, poultry, fowl, cattle or other animals, with the exception of usual household pets, shall be maintained or kept upon any lot to which these restrictions apply.
15. No structure attached to the side of a mobile home shall be wider than fourteen (14) feet or longer than the mobile home.
16. No signs except name identification of a owner or a "for sale" sign, neither type to exceed two (2) square feet, shall be erected or placed on the lot.
17. No lot to which these restrictions apply shall be used except by placement of a mobile home as the principal dwelling unit.
18. Electrical services from the primary power source to the mobile home shall be underground.
19. In reference to Item 12, all mobile homes must be underpinned with brick, matching colored metal or matching colored fiberglass.
20. The Grantor hereby covenants with the Grantee, his heirs and assigns, that it will not explore for, produce, extract or attempt to extract and/or sell or lease the mineral rights herein before reserved in, on, or under all or any portion of the lot or otherwise convey to any third party any such right prior to midnight, 1 July 1996. The Grantor further covenants with the Grantee, his heirs and assigns, that any time after midnight, 1 July 1996, it will convey in fee all mineral rights in, to, or under said lot upon the request of the owner of the lot at that time so as to reunite the two estates.
21. In the event that the owner of any lot to which these restrictions apply, or his heirs or assigns, shall violate or attempt to violate, any of these covenants, then any other owner or owners of a lot/lots to which these restrictions apply within the subdivision is/are powered to bring any proceeding at law or in equity against the lot owner to prevent him from so doing, or to recover damages for such violations.
22. Invalidation of any one of these covenants by court decree or other means shall in no way effect any of the other covenants set forth hereto; and they shall remain in full force and effect.