

Deed Restrictions

GRANTORS hereby restrict the Property as follows for the purpose of protecting the value and desirability of surrounding properties, and shall be binding on all parties having any right, title, or interest in or to the Property or any part thereof, and their heirs, successors, and assigns:

FIRST: The Property or any tracts subdivided therefrom, shall be used for residential purposes only, and no building shall be erected, altered, placed, or permitted to remain on any tracts subdivided therefrom other than one detached single family dwelling not to exceed two stories in height, a private garage for not less than two automobiles, and three outbuildings to be used for storage, home shop or barn provided such outbuilding is located behind the back of the residence and not used for commercial purposes as set forth in paragraph FIFTH.

SECOND: Any single story residence constructed on the Property, or any tracts subdivided therefrom, must have a ground floor area of not less than one thousand seven hundred fifty square feet (1750 sq. ft) exclusive of open or screen porches, terraces, patios, driveways, carports, and garages. Any residence other than a single story residence must have not less than one thousand two hundred fifty square feet (1250 sq. ft.) of ground floor living area, exclusive of open or screen porches, terraces, patios, driveways, carports, and garages. The exterior walls of any residence shall consist of not less than 30% brick or stone construction on wall and the residence must face either FM 171, Friburg Church Rd or FM 1740, to whichever road it is contiguous.

THIRD: No building shall be located on the Property, or any tracts subdivided therefrom, nearer to the front property line than 100 feet or nearer to the side property line than 10 feet.

FOURTH: No noxious or offensive activity shall be carried on upon the Property, or any tracts subdivided therefrom, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the surrounding property owners, including, but not limited to loud noises, offensive smells and/or annoying activities, including, but not limited to use of four wheelers and/or motorcycles for racing.

FIFTH: No structure of a temporary character, trailer, prefabricated home, mobile home, manufactured home, tent, shack, garage, or other out building shall be used on the Property, or any tracts subdivided therefrom, at any time as a residence, office or workshop, either temporarily or permanently, except during construction, an R.V. may be used up to six (6) months.

SIXTH: Any garage or other building constructed on the Property shall conform to good architectural and workmanship practices.

SEVENTH: No signs of any character shall be allowed on the Property, or any tracts subdivided therefrom, except one sign of not more than five square feet advertising the property for sale or rent; provided, however, that declarant and any other person or entity engaged in the

construction and sale of residences within the subdivision shall have the right, during the construction and sales period to construct and maintain such facilities as may be reasonably necessary or convenient for such construction and sale, including, but not limited to, signs, offices, storage areas, and model units.

EIGHTH: The Property or any tracts subdivided therefrom shall be used or maintained as a dumping ground for rubbish or trash, and garbage or other waste shall be kept except in sanitary containers.

NINTH: No truck, bus, trailer, or any other motor vehicle shall be left parked in the street in front of the Property, or any tracts subdivided therefrom, except for construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity. No boat, trailer, camper body or similar vehicle shall be parked for storage in the driveway or front yard of any dwelling, nor shall any such vehicle be parked for storage in the side yard of any dwelling unless parked to the rear of a privacy fence. No vehicle, mobile home, or any other titled and/or licensed vehicle shall be kept on or about the Property, or any tracts subdivided therefrom, unless its title, inspection, license and registration are current.

TENTH: No professional, business, or commercial activity to which the general public is invited shall be conducted on the Property, or any tracts subdivided therefrom.

ELEVENTH: No building or used house or structure of any kind or character whatsoever shall be moved on any tracts subdivided from the Property.

TWELFTH: All construction and the location of any structure or improvement shall comply with all applicable Building Codes and governmental regulations.

THIRTEENTH: No animals (including domestic pets), livestock, reptiles, dog kennels, or poultry of any kind shall be raised, bred, or kept on the Property for commercial purposes. No swine, pigs, or hogs of any kind shall be raised, bred or kept on the Property, or any tracts subdivided therefrom. A maximum of one (1) large animal (cattle or horses) per two (2) acres. Thirty small animals (sheep, rabbits, poultry, 5 barn cats, dogs, etc.) may be raised, bred or kept on the Property, or any tracts subdivided therefrom, at any one time. No corrals, barns, or confinement pens shall be any closer than 125 feet from front of any tract.

FOURTEENTH: No tract above ten (10) acres will be sub-divided into less than ten (10) acre tracts. All tracts below ten (10) acres cannot be subdivided.