

EXHIBIT "A"
PROTECTIVE COVENANTS

These covenants shall run with the land for a period of twenty (20) years from the date of sale.

Where covenants conflict with County or Township zoning, the stricter rules shall be in force.

The primary enforcers of these covenants are the Purchasers of these parcels. These covenants do not obligate the Seller to enforce these covenants.

- 1) No unlicensed vehicles shall be left outside of buildings for more than thirty (30) days.
- 2) No single-wide mobile homes are permitted.
- 3) Camping and campers may be used but not as a residence either temporarily or permanently.
- 4) No salvage items of any kind are permitted on properties (appliances, cars, buses, tires, etc.).
- 5) Any home will be new at the time of placement, built with new materials, and set upon a basement or crawl space.
- 6) Buildings must be a minimum of seventy-five feet (75') from road right-of-way and forty feet (40') from all side lot lines.
- 7) Before any occupancy of a home, a sewage disposal system must be installed to County specifications and approval of same must be obtained.
- 8) No commercial raising of chickens, swine, sheep, or cattle is permitted.
- 9) No more than two (2) residences per tract; lots may be further split in compliance with County and Township regulations.
- 10) No dumping of any type of refuse is permitted.

BUYER DATE _____

SELLER DATE _____
