

## RESTRICTIONS, COVENANTS AND CONDITIONS

It is mutually agreed by and between the parties hereto that the property herein described is subject to the following applicable restrictions, covenants and reservations, which shall be binding on the parties hereto and all persons claiming under them, to-wit:

1. All tracts shall be used solely for recreational or residential purposes.
2. No building other than a single-family residence containing not less than 600 square feet, exclusive of open porches, breezeways, carports, and garages, shall be erected or constructed on any residential tract, and no garage may be erected except simultaneously with or subsequent to erection of residence. The exterior of all buildings must be completed not later than six (6) months after laying foundations and no structures or house trailers of any kind may be moved onto the property without the written consent of Seller, his successors or assigns. Servants quarters and guesthouses may be constructed to the rear of the permanent residence. All buildings must be completely enclosed from the ground level to the lower portion of outside walls so as to maintain a neat appearance and remove posts or piers from outside view.
3. No improvements shall be erected or constructed on any tract nearer than fifty (50) feet to the front property line; nor nearer than five (5) feet to the side property line except that in the case of corner tracts no improvements shall be erected or constructed within ten (10) feet of the side property line adjacent to the streets.
4. No building or structure shall be occupied or used until the exterior thereof is completely finished in accordance with Paragraph 2 above and any structure or part thereof constructed of lumber shall be finished with not less than two (2) coats of paint. No outside toilet shall be installed or maintained on any premises and all plumbing shall be connected with a sewage disposal system approved by the State and local Departments of Health. It is the Purchaser's responsibility to provide and maintain the individual sewage disposal facilities on each lot. No removal of trees nor excavation of any other materials other than for landscaping, construction of buildings, driveways, etc. will be permitted.