

This conveyance is made subject to the following permanent covenants, conditions, and restrictions:

1. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on the Lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.
2. No sign, billboard, or advertisement of any kind shall be displayed on or about the Lot to public view except for signs advertising the property for sale or rent, or signs used by Declarant to advertise or promote the subdivision.
3. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers which must be stored within a building or structure or storage shed.
4. The grounds, lawn, and shrubs shall be kept and maintained in a neat and orderly condition at all times.
5. The Lot shall only be used for single family residential purposes, and customary accessory uses. For the purposes hereof, "family" shall mean persons related by blood, marriage or adoption or not more than two unrelated persons living together as a single housekeeping unit.
6. The ground floor area or the main level of the primary dwelling, exclusive of open porches and garages, shall be not less than 2,000 square feet for a one-story dwelling. The total living area for a multi-level dwelling shall not be less than 2,500 square feet. The dwelling shall have a minimum of an attached two (2) car garage.
7. The driveway shall be paved or made of decorative stone, brick or exposed aggregate, alone, or in combination with any concrete materials.
8. Completion of construction, including, but not limited to, painting and all exterior finish shall be completed within twelve months from the beginning of the construction project. All completed construction should have a finished appearance when viewed from any angle. Each lot owner shall maintain the yard and exterior of the dwelling in a state or condition that is attractive in manner and consistent with the surrounding lots. No unregistered vehicles or junk of any kind will be stored on any property.
9. No Lot shall be further divided or subdivided without permission of the Developer. This restriction, however, does not prohibit lot owners from increasing the size of the subdivision lots by dividing an adjacent Lot.
10. If any lot owner or persons in possession of any of the Lots shall violate or attempt to violate any of the covenants herein, it shall be lawful for the Developer, the municipality of Eddington or any person(s) owning any Lots situated in the aforementioned subdivision to prosecute any proceedings at law or in equity against the person(s) violating or attempting to violate any such covenant, either to prevent or remedy the

violation, or to recover damages for such violation. The failure by Developer, municipality, or any Lot owner to enforce any restrictions, conditions, covenants or agreements set forth herein shall in no event be deemed a waiver of the right to do so in the future.

11. No trailers or mobile homes shall be allowed. Modular homes are an exception.

12. The Developer, its successors or assigns, reserves the right at the Developer's sole discretion, to modify the above restrictions