

## Declaration of Restrictive Covenants

1. The property may only be used for single family residential purposes, no more than one permanent home permitted, except for one additional adjacent guest house. The property may also be used for recreational and agricultural purposes that do not conflict with any of the restrictions contained herein.
2. No mobile home, manufactured home, manufactured housing, modular home, motor home, recreational vehicle fifth wheel campers or house trailer on the property shall be permitted. Temporary facilities such as travel trailers and motor homes may be utilized during construction period of permanent residence. However, in no event shall any such temporary facility be allowed to remain on the property longer than one (1) year. This one (1) year period shall be cumulative in nature. Following the completion of construction those temporary facilities such as travel trailers and motor homes may be stored upon the property in a covered shed or building, so long as they are not used as a residence.
3. Outbuildings used in conjunction with residential of the lots are permitted. All outbuildings including detached garages, workshops and barns must be of good construction and kept in good repair.
4. No building shall be located on the property nearer than 25 feet from any property boundary lines.
5. No further subdividing of the property in any manner shall be allowed or permitted.
6. No professional, business, or commercial activity to which the general public is invited shall be conducted on the property.
7. No obnoxious or offensive activity shall be conducted on the property that may become an annoyance or nuisance to the neighbor.
8. The property shall not be used or maintained as a dumping ground for rubbish or trash. All garbage and other waste shall be kept in sanitary containers.
9. Livestock including cattle, horses, swine, donkeys and mules may be kept and maintained on the property in numbers not to exceed the density of one (1) animal for each acre, or the density required by Fayette County Appraisal District for eligibility for open-space land exemption, whichever is greater. Chickens, ducks, geese or other poultry shall be allowed if contained within a pen and do not become an annoyance to neighbors. Animals used for special projects are allowed, such as a child's participation in FFA, 4-H, or other special projects emphasizing education and individual responsibility with animals including poultry and swine. A reasonable number of dogs, cats, or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purpose. A reasonable number of animals shall be that number determined by the Seller of the property.
10. The foregoing restrictions are to run with the land and shall be binding on all parties and all persons claiming under them forever from the date of the recording.