

This conveyance and the warranty hereof are also made subject to the Setback Requirements set forth on the official plat of Progress Point. This conveyance and the warranty hereof are further made subject to the following Restrictive Covenants which are binding and run with the title to the land:

1. The above described lot shall be used for single family residential purposes only. All residences shall have a minimum of 2500 square of feet heated and cooled area. Commercial use is strictly prohibited, and commercial farming operations of any type shall thus not be allowed. This provision shall not prevent small farms on which vegetation and/or a small number of farm animals such as chickens, cows and horses are raised for the personal use enjoyment of the property owner. Swine is expressly prohibited; and no swine shall be raised or kept on any portion of the subject lot.
2. No buildings or other structures may be constructed, erected, moved upon or otherwise placed on the above described lot which are commonly known and described as manufactured houses, modular homes, mobile homes, or trailers. Non-occupied structures exceeding 500 square feet, such as storage/shop buildings or similar structures shall be set back at least 75 feet from all property lines.
3. The subject lot shall not be subdivided into lots containing less than three (3) acres. This provision shall not prevent the combining of the subject lot or portions of the subject lot with other lots or portions of other lots provided that all resulting lots contain a minimum of three (3) acres. Any such subdivision must be in compliance with all applicable subdivision regulations.
4. No noxious, illegal, or offensive activity shall be carried out upon any lot, nor shall anything be done which may be or become an annoyance or nuisance to the other lot owners. The raising of a small number of farm animals specifically allowed above shall not be deemed a noxious or offensive activity. Specifically prohibited is the storage of inoperative automobiles and/or appliances, nor shall there be an accumulation of scrap metal, junk, or trash.