

**Neidra Pittman Real Properties**  
**Covenants**  
**"Exhibit A"**

Seller hereby reserves unto itself the right to locate utilities in, on and under the lands found within fifty (50) feet of the centerline of the public road. Further, Seller hereby reserves unto itself the right to convey additional easements for utility access on, over, under and across the afore said lands found along said public road.

Subject to final closing, the Seller will convey to the Buyer the hereinabove described property subject to the following covenants, restrictions, and conditions, all of which shall run with title to said property, and are binding on all parties have a right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof:

1. No structures or buildings of any kind shall be erected or located on any lot closer than fifty (50) feet to any front lot line, twenty-five (25) feet to any back lot line, and fifteen (15) feet to any side lot line.
2. No lot may be subdivided into partial lots of less than five (5) acres.
3. Seller hereby reserves for itself, its successors and assigns, an easement and right of way fifteen (15) feet in width, adjacent to all streets and adjacent to all interior boundary lines of each lot for utility purposes, Seller hereby reserves the right to convey and assign said easement and right of way to any utility provider, including, but not limited to gas, water, sewer, cable television and electric service companies upon such terms and conditions as the Seller deems appropriate, and in the sole discretion of of Seller.
4. No unsightly conditions shall be permitted to exist on any lot. Unsightly conditions shall include, without limitation, laundry hanging or exposed in view, litter, junk, trash or other debris, broken or damaged furniture or plants, non-decorative gear, equipment, cans, bottles, ladders, trash barrels and other such items.

5. Nothing shall be done thereon which may become an annoyance or nuisance to the neighborhood, including odors from animals, sewage, chemicals etc.
6. If one or more of the covenants, restrictions or conditions contained herein shall be held invalid by any court of competent jurisdiction, such holding shall not affect the validity and effectiveness of other covenants, restrictions and conditions herein contained.
7. These covenants, restrictions and conditions shall run with the title hereto and shall be binding upon all parties owning or claiming any interest therein by purchase, inheritance, or otherwise for a period of thirty (30) years from and after the date hereof.
8. Mobile homes of no less than 1,200 sq ft and not less than eight (8) years old may be installed on the property. It shall be properly anchored down with skirting around the bottom of the mobile home. The exterior of the Mobile home including the roof shall be kept clean and attractive.