

1. The Grantee, its heirs, successors and/or assigns agree that only one residence can be built per lot and the lot cannot be divided.
2. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one, detached, single-family dwelling, together with garage or carport, and necessary covers for patios or swimming pools or gazebos. One detached storage structure. Bardo's only, unless approved.
3. No mobile home, house trailer, factory manufactured house, modular home or "Jim Walter" type house shall be permitted. The moving in or a previously constructed building from another location is prohibited.
4. The Grantee, its heirs, successors and/or assigns agree that it shall completely devote the land to residential uses and shall operate no commercial establishment thereon or use any part of the land in a commercial manner in any way.
5. It is the intention and purposes of the covenants to assure that all dwellings be of quality workmanship and materials, and that all styles of dwellings blend harmoniously. The interior occupiable space for living purposes of the main structure exclusive of the one-story open porches and garages, shall not be less than eight hundred (800) square feet of heated area. All houses will have a minimum roof pitch of 6' 12".
6. No structure of a temporary character, trailer, basement, tent, shack, garage, car shed, barn, animal shelter or other buildings shall be used on any lot at any time as a residence either temporary or permanently. RV's (Motorhomes/RV Trailers) must be kept in the back yards at all times. No such temporary structure, which shall constitute an eyesore or a nuisance or be of an unattractive nature, shall be erected or allowed to remain on said land.
7. House plans shall be approved by H & M Construction LLC prior to commencement of construction.
8. No inoperative vehicles or junk of any kind shall be allowed to be kept on the property. Semi Trucks (Eighteen Wheelers Trucks and/or Trailers) are not allowed to be kept on properties. The property shall be kept clean and orderly at all times. No window unit air conditioners are allowed, even in garages.
9. No fowl, horses, livestock, swine or other animals, other than ordinary household pets shall be kept on any part of the property. No loud or aggressive animals shall be allowed to run loose, annoy, attack or become a nuisance to another property owner.
10. The Grantee, its heirs, successors and/or assigns, agree that all satellite dishes shall be placed on the back side of the dwelling and as inconspicuous as possible, except for small Direct dishes.
11. An easement of fifteen (15) feet, adjacent to all roads, is reserved for the purpose of installing and/or maintaining utilities to include, but not limited to, water, electricity, telephone or cable.

12. Electricity, telephone and cable services can be above ground to the lot site.
13. Unless otherwise required due to a utility hinderance, no constructions or building shall be within thirty (30) feet of the road right of way, unless otherwise approved by H & M Construction LLC.
14. No road or driveway shall be constructed so as to connect the present road system to another road system.
15. There will be no fences constructed between the front of the house and the adjacent road(s). Privacy Wood Board fence must face the Road, and no chain link may be use around the boundaries. Fences construction shall be submitted and approved by H & M Construction LLC.
16. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of fifty (50) years or until these covenants are waived by more than two-thirds (2/3) of the owners of the real property in said development.
17. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of these covenants and may be either actions brought to restrain a violation by injunction or to recover damages because of breach hereof.
18. Invalidation of any one of these covenants, either by judgment or court order, shall in no way effect any of the remaining provisions which shall be in force until replaced or waived by more that two-thirds (2/3) of the owners of said lands.