

Restrictive Covenants

By acceptance of this Special Warranty Deed, Grantee hereby covenants and agrees for itself, its heirs, successors and assigns that the land conveyed hereby shall be subject to the following restrictive covenants ("Deed Restrictions"), which shall expire on December 31, 2045:

1. The Property shall be used exclusively for single-family residential, recreational, and/or agricultural purposes.
2. Each original Lot may be subdivided a maximum of one (1) time.
3. The minimum conditioned square footage for any dwelling shall be 1,000 square feet.
4. All dwellings must maintain a one hundred (100) foot front setback from the property line.
5. Mobile homes must be permanently installed, skirted, in good repair and no older than five (5) years of age when placed on the Property.
6. No broken down or junk vehicles, old appliances, trash, or unsightly material of any kind may be kept or maintained on the Property within sight of the public right of way.
7. No animals shall be kept on the Property in such numbers that they create a nuisance due to noise or odor.
8. No commercial borrow pits or mining of any kind shall be allowed on the Property.
9. No commercial cellular towers shall be allowed on the Property.
10. No commercial billboards shall be allowed on the Property.

If Grantee, Grantee's heirs, successors or assigns shall violate any of these restrictive covenants, Grantor, its successors or assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorneys' and paralegals' fees, whether or not suit be brought to enforce a violation.