

DEED RESTRICTIONS

The property herein conveyed shall be subject to the following use restrictions:

I.

The property shall be used for single dwelling residential purposes only.

II.

Any residence constructed on the property shall have a ground floor area of not less than 1500 square feet, including attached garages, but exclusive of open or screened porches, terraces, patios, driveways, or carports.

III.

At least 70% of the exposed exterior of any such residence must be of brick, stone, mortar, or masonry construction and/or comparable wood. This construction includes attached or detached garages.

IV.

No building shall be located within 100 feet of the street.

V.

The property cannot be subdivided in any fashion.

VI.

No noxious or offensive activity shall be carried on upon the property, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

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VII.

No structure of a temporary character, trailer, mobile home, basement, tent, shack, garage, or other out building, shall be used on the property at any time as a residence either temporarily or permanently.

VIII.

No barn or other out buildings shall be erected on the property prior to the erection of a residence.

IX.

The property shall not be used or maintained as a dumping ground for rubbish or trash, no garbage or other waste shall be kept except in sanitary containers.

X.

No inoperative motor vehicles and/or machinery and equipment shall be maintained on the property.

XI.

No swine shall be raised, bred, or kept on the property, and no other animals shall be raised, bred, or kept upon the property for any commercial purpose.

The foregoing restrictions shall run with the land and shall be enforceable against the grantee; the grantee's heirs and assigns.