

plat or subdivision map of High Mesa Airpark Subdivision. This land of adjoining tax parcels is planned to be developed in three Phases - I, II and III. Phase I shall be ADULTS ONLY.

B2. EFFECTIVE DATE: The covenants and restrictions set forth and applicable to the residential/recreational area herein described shall take effect at the time of purchase of parcel or parcels.

PART C. RESIDENTIAL/RECREATIONAL AREA COVENANT

C1. LAND USE AND BUILDING TYPE: Parcels shall be used for residential purposes only EXCEPT for common areas (runway, taxiways, tiedowns and hangars) and any parcel otherwise approved by the developers. All numbered parcels are intended for single family dwellings and occupancy plus appropriate outbuildings such as shop, garage and hangar. Temporary structures are discouraged. Subdividing of land parcels by individual purchasers is strictly prohibited.

C2. DWELLING QUALITY AND SIZE: The square footage of any dwelling or mobile home shall not be less than 1000 square feet, excluding open porches, carports, garages or other additions. No single wide mobile home less than 18 feet in width will be permitted. All mobile homes will be skirted. Without the consent of the developers, mobile homes will not be more than eight (8) years old. Maximum building height will be 18 feet. No other structures, such as antennae or windsocks, will be over 28 feet above ground level and subject to setback. All buildings shall have a finished exterior within six (6) months from start of construction. Any building will have a neat appearance. Tar paper, rusty metal or old lumber exteriors are not allowed. Said building exteriors must have a factory grade finish or be