

The following restrictions and covenants are made and declared to apply to the tract or lot or property conveyed herein:

- 1.) The property conveyed herein is restricted to residential use of a single family residence or dwelling and shall not be used for the erection of multi-family dwelling and shall not be used for any commercial purpose or business.
- 2.) The residence built on any tract shall contain no less than 1,200 square feet of finished living area on the main level not including any attached garages. The exterior of the respective homes shall be brick, stone, vinyl or log.
- 3.) The property conveyed herein shall not be further divided in part or sold in part for the purpose of constructing other residential structures.
- 4.) No mobile homes, either single wide or double wide, or modular homes shall be placed on the lot or tract or property.
- 5.) No livestock or poultry of any type shall be housed or allowed to dwell on the lot or tract or property.
- 6.) No tent, shack, garage, barn, basement, trailer or other buildings shall be erected on any tract, at any time for use as a residence either temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- 7.) No noxious or offensive trade or activity shall be carried on upon any portion of the property conveyed herein nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.
- 8.) All residences built on Lots 14, 15, 16, 17, and 18 shall face Kelli Drive.
- 9.) These restrictions or covenants shall run with the land and be binding on all owners of any tract whose deeds contain the same restrictions or covenants, their heirs and assigns, until such time as all of said owners and the grantors herein agree to change the restrictions or covenants in whole or in part.
- 10.) It shall be lawful for any person (including the grantors herein) whose deed or deeds in their chain of title contain these restrictions or covenants to take such legal steps as may be necessary against any person violating or attempting to violate any of these restrictions or covenants.