

1. All of the Lots in the Development shall be known and described as residential lots, and no structure shall be erected, altered, placed or permitted to remain on any Lot other than as provided in the Covenants and Restrictions and in supplements hereto, or except as provided for in a deed of conveyance from the Developers, Ted Fields and Linda Fields.

2. "Residential" refers to a mode of occupancy, as used in contradistinction to "business" or "commercial" or "mercantile" activity and, except where otherwise expressly provided, "residential" shall apply to temporary as well as permanent uses, and shall apply to vacant Lots, as well as to building constructed thereon.

3. No Lot may be used as a means of service to business establishment or adjacent property, including but not limited to supplementary facilities or an intentional passageway or entrance into a business or another tract of land, whether or not a part of the land.

4. New double-wides must contain no less than 1300 square feet and be attached by a permanent foundation. No single-wides permitted.

5. New construction must have no less than 1150 square feet of living space. All exterior construction must be completed in no more than TEN months from beginning of foundation construction.

6. Before the initiation of construction of any Dwelling Unit on a Lot, the location of the house, or other structures and plans for the sub-surface sewage disposal system shall be approved by the appropriate Division of Ground Water Protection personnel.

7. Ted Fields and Linda Fields have the sole right to make any changes in these Deed restrictions or grant an exception at any time until such time as they have sold all lots in this subdivision, in order to avoid a hardship in their discretion.