This conveyance is subject, however, to the following restrictions, covenants, conditions, easements and reservations, which are a part of the consideration for the execution of the deed and which shall run with and burden the title to the property hereby conveyed, and shall be binding upon the Grantees, their heirs, executors, administrators, and assigns:

1. No building, other than a single family residence containing not less than 1200 square feet, exclusive of porches, breezeways, carports and garages shall be erected or constructed on the property; the exterior of buildings shall be completed not later than twelve (12) months after laying foundation of the building. Servant quarters, guest houses and outbuildings may be constructed on the rear of the property after completion of the residence.

2. No building shall be occupied or used until the exterior thereof shall be completely finished.

3. No residence shall be occupied until connected to a septic tank or other disposal system approved by the county and/or State Health Department. No outside toilets shall be permitted.

4. No buildings shall be moved onto any tract without first obtaining permission in writing from the Seller (developer) or from any person or agent that the Seller may authorize to act for him.

5. No noxious or offensive activity shall be permitted on any tract, nor shall anything be done thereon which shall be an annoyance or nuisance to the neighborhood.

6. No swine shall be kept on the property or shall there be any commercial livestock feeding operation conducted thereon.

7. No mobile homes shall be used for a permanent dwelling on any tract provided however, that a mobile home may be used on any single tract after the permanent residence has been completed and provided it is placed on the rear one-half of the tract.

8. The seller reserves unto himself a six (6) foot easement for utilities purposes along each boundary of the property.

9. No improvements shall be erected on any tract nearer than 40 feet from the front property line nor shall any improvements be erected nearer than 10 feet from any side property line except approved fence.

10. Livestock, pets and poultry shall be permitted to be kept on each tract provided the amount of each does not exceed the following: 1 horse, 1 cow and calf, 40 chickens, 2 dogs, or 3 cats.

The restrictions described herein shall continue in force until June 1, 1981, unless extended by the property owners, each tract owner having one vote per tract.

If the owner of any tract violates any of these Restrictions, it shall be lawful for the seller (developer) or any individual or group of persons owning property in the subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction, and either prevent him or them from doing so or to recover damages or other dues for such violation.